

Development Control Committee*20 January 2015*

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| 14/00094/OUT | Outline application for up to 57 dwellings with new access with landscape and layout detailed for approval Land off Bury Close, Cottingham for Kiff and Troke Partnership |
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Background

The application site is located to the rear of the existing housing in Bury Close and the Grade II* Cottingham Hall and is a field bounded by the Jurassic Way public footpath to the south of the site, the rear gardens of properties on the High Street (and Camsdale Walk properties) to the west and Church Street properties and a pocket park to the East.

The application site is a sloping grassed escarpment that falls towards Cottingham Hall and contains a large number of protected trees in patches across the site along with the more formal avenue of trees that leads towards Cottingham Hall.

The site is located outside of the Cottingham and Middleton Conservation Areas but forms the open area between the two conservation areas and has potential to significantly affect their setting.

The site is bounded by the Jurassic Way to the north of the site which is part of the national public footpath network and the impact on the Jurassic Way is of significant importance.

The application site was subject to a planning application for housing in 2006 which was refused however there has been significant changes to planning policy since 2006 with particularly significant changes due to the adoption of the North Northamptonshire Core Spatial Strategy and the National Planning Policy Framework.

This application is being presented to committee at the request of Cllr Riley as the ward member because he considers that the application should be considered in public as;

- It was comparatively large and represented significant changes to the villages of Cottingham and Middleton
- The scheme had potentially wider impacts due to the proximity to the Jurassic Way; and
- It had implications for the future as unplanned growth of the village and whether this was appropriate

Description

This application seeks outline planning permission for the construction of 57 dwellings with a new access from Bury Close

Site History

06/00094/OUT residential development **refused** 17 May 2006

Policies

Policies 1, 5, 9, 10, 13, 14, 15 of the North Northamptonshire Core Spatial Strategy

National Planning Policy Framework

Planning (Listed Buildings and Conservation Areas) Act 1990

Consultation

Planning Policy: see appendix N1

Landscape Advisor: See appendices N2 & N3 (Landscape Review and Landscape Sensitivity and Capacity Study).

Middleton Parish Council: Objection (summarised)

The proposal does not accord with the aims and objectives of the National Planning Policy Framework

Economic – does not contribute to building a strong, responsive and competitive economy. There are no obvious local business beneficiaries of the claimed potential income spend from the new residents of the development.

New residents will be forced to travel and spend their money outside of the parish. There is no evidence of employment prospects for the local community during the construction stage or afterwards as a result of the development.

The proposal is likely to cause harm from wear and tear on local roads, footpaths and increased noise, air and light pollution may contribute to additional costs for the local community.

The site abuts the Jurassic Way which attracts many walkers to the locality who use the village shop and public houses. Because of its overwhelming scale and intrusiveness in the landscape the development has a detrimental impact on the quality and enjoyment of the Jurassic Way experience. There is a real risk of reduction in numbers of visiting walkers and consequent loss of their contribution to the local economy.

Social – it does not contribute to a strong, vibrant and healthy community. The applicant has produced no evidence of housing need either Market or Affordable from within the local community. The most current data available is from the 2009 Cottingham Parish Plan and the 2011 Housing Needs Survey for Middleton which indicate little or no requirement for additional housing for local community needs.

Based on the significant number of objections the development may be predicated to create long-term resentment and anxiety within the existing community.

Environment – the proposal does not protect or enhance the natural, built and historic environment. The site is within the open countryside and within a designated Special Landscape Area (local designation).

“It (the NPPF) provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.’ For this to be meaningful in a planning sense, we must assume that considerable weight should be given to local landscape designations.” – direct quote from objection

The extent of work to provide the necessary infrastructure drainage, sewage, electricity, gas and communications are extensive and high carbon works that are out of proportion for housing in a rural location. The future residents are unlikely to adopt travelling habits any different from the existing residents and will result in more motor vehicle journeys being created along with increased noise, air and light pollution.

The traffic impact on the Cottingham and Middleton will be severe and the queueing of traffic on the A427 to the A427/A6003 roundabout will be much worse. The traffic in Middleton and Cottingham will need to go past the nursery and/or the school to enter the small residential street of Bury Close. There are potential significant risks since residents of Main Street park on the road.

The Parish contests the applicant's claims for the benefits from the development.

The Parish considers that the proposal does not accord with Corby Borough Council's Local Plan Policies in particularly policies P1(E) Environment (protection of landscape and important buildings) , P2(V) Village Housing (in confines and small in scale), P5(V) Affordable Housing exception sites (where necessary to meet specific local need) and P10(E) (open countryside and special landscape area protection) because;

- The proposal would severely intrude on the setting of the Cottingham Hall (grade II* listed building) and intrusion or obliteration of the landscape features and prominent views of the Welland Valley.
- The proposed size of the development cannot be defined as small in scale
- No evidence of local (Parish) need exists and there is evidence to contrary.
- The proposed development is in open countryside in a Special Landscape Area and would create a severe intrusion in the Welland Valley. The NNCSS lists the Jurassic Way as a key piece of Green Infrastructure.

Environment Agency:

Request that conditions are imposed to ensure that the development accords with the submitted flood risk assessment and that a detailed water service scheme including foul sewage infrastructure is submitted for approval and installed.

Highways Authority:

The drawings submitted in support of the development show that an access can be formed which, apart from a small area of intrusion into the forward visibility zone, would provide a satisfactory arrangement within Bury Close

The proposed access is acceptable in highways terms though the access design needs to achieve technical approval under Section 278 (and the section into the site under S38) of the Highways Act 1980.

Wildlife Trust:

Originally objected to the proposal however some of these concerns were to do with the level of information provided or the need to undertake further investigation work. Following these concerns further ecology reports were provided which covered some of their concerns.

The Wildlife Trust understands that CBC have received at least one letter of consultee response from the Northants Bat Group in this regard. Therefore, we, in turn, strongly recommend to your Authority that you pay close attention to any specific reservations and concerns that that particular organisation itself has raised on this occasion, and that you give due weight and consideration to their own recommendations and advice regarding this important European Protected Species issue.

With reference to the recommendations, for the retention, protection, enhancement and mitigation of biodiversity aspects, as made by the Applicant's own ecologists and recommend that these should be subject to suitably-worded, strong, Planning Conditions.

We also recommend that CBC should Condition another separate item requiring the Applicant to produce and implement an Ecological Management Plan (EMP) document in favour of the un-developed areas of this proposed Applicant Site and its environs.

Please note that the footprint for this proposed Application Site lies wholly inside a major, strategic, Sub-Regional GI Corridor route and is adjacent to the designated Local Wildlife Site (LWS) area known as The Dale.

Natural England:

Based upon the information provided, Natural England advises the Council that the proposal is unlikely to affect any statutory protected sites or landscapes.

You should apply the Standing Advice on protected species to this application –Natural England have not assessed this development for impacts on protected species

Anglian Water:

The Middleton Sewage Treatment Works has capacity for the development

Foul sewage mitigation is required to prevent downstream flooding and a drainage strategy condition is required – two potential mitigation schemes have been proposed both of which would be acceptable and a condition is requested to cover this.

Request that surface water strategy is conditioned.

Northamptonshire County Council Waste Planning Authority:

Prior to any development taking place the applicant should demonstrate how it meets Policies CS7 & CS8 of the Northamptonshire Minerals and Waste Development Framework Core Strategy (adopted May 2010). CS7 states proposals should seek to utilise the efficient resource in both construction phase and operation. CS8 encourages the integration of waste management facilities in areas of significant new development. Further guidance is available within the SPD.

English Heritage: (summary)

The proposal affects the setting of listed building including Cottingham Hall Grade II* and the Church of St Mary Magdalene Grade I and a conservation area, the statutory requirement to have special regard to the desirability of preserving the building and its setting (s16 Planning (Listed Buildings and Conservation Areas) Act 1990) and to pay special attention to the desirability of preserving and enhancing the character and appearance of the conservation area (s72 Planning (Listed Buildings and Conservation Areas) Act 1990) must be taken into account by your authority when making its decision.

The setting of the hall has historically included open fields as indicated on historic maps and any Heritage Assessment should consider how the loss/erosion of this openness will impact upon the setting and significance of Cottingham Hall.

We would recommend that your authority should be satisfied that it has received sufficient information from the applicant to inform a full and through assessment of the impact of the proposals upon the significance of all heritage assets including impact upon their settings along with clear and convincing justification for any harm caused.

We acknowledged that there is no direct impact upon any designated heritage assets, in our view the proposed development would have a negative impact upon the setting of Cottingham Hall, we consider this to constitute harm that is less than substantial harm.

On the basis of the information submitted we conclude that this outline planning application is harmful to the significance of the designated heritage assets. This harm is judged to be less than substantial and harm should be weighed against the public benefit of the proposal. Considerable weight should be given to the desirability of preserving the setting of all heritage assets pursuant to the aim of sustainable development.

The application should be determined in accordance with national and local policy guidance and on the basis of your specialist conservation advice.

County Archaeologist: (summary)

The archaeological desk based assessed provides a thorough assessment of the archaeological background and potential of the site. The area for archaeological survival has been reduced by quarrying in the south and also potentially some landscape. In light of this further archaeological investigation can be undertaken post consent.

The proposed development will have a detrimental impact upon any archaeological deposits present. This does not however represent an over-riding constraint on the development provided that adequate provision is made for the investigation and recording of any remains that are affected. A condition for a programme of archaeological works should be attached to any permission.

Street Scene Manager:

Bin provisions should be considered for refuse and recycling/ kerbside collections and bin storage.

Cottingham Parish Council: Object

The development is outside of the village envelope

It is not sustainable development as there is very limited or no employment opportunities in the village and limited facilities so will require car travel by the residents.

The development is adjacent to the grade II* listed building which will be adversely affected by the proposed plans. Views of Cottingham Hall will be restricted and curtailed. It appears pure folly to place a holding pond on land above this building.

The application is very sketchy with regards to an Ecology Impact Assessment. Need to have a formal independent assessment of the impact on bats, small mammals, reptiles, invertebrates and insects.

The project may have an impact on the neighbouring pocket park (The Dale).

There is a major (existing) problem with sewage and water drainage which will be further harmed by the proposal.

The road infrastructure is inadequate and couldn't cope with this further development.

The proposed development is in a highly visible and prominent location in open countryside. It is within the Special Landscape Area of the Welland Valley.

The Jurassic Way adjacent to the site is identified in the NNCSS as a key piece of green infrastructure and should be protected from inappropriate development. It is used by several groups of ramblers and other walkers who enjoy views from the elevation position at that point.

The proposed development does not accord with the wishes of the residents of Cottingham and Middleton as outline in their respective Parish Plans. We have grave concerns over the impact that this development will have on the residents of Bury Close and Manor Court especially with regards to the traffic problems which this will bring.

CPRE: Object

We support the comments of Middleton Parish Council and reflect their objections

The highway problems needs resolution and the infrastructure general i.e. School, Medical Services, Shops and also employment.

Northamptonshire County Council:

Contributions towards primary and secondary education facilities are required.

Contribution towards libraries and fire and rescue are requested

Ramblers: Object

The development is being built in a very sensitive area which is a great asset to not only residents of Cottingham and Middleton but all locals and visitors alike who know what a beautiful place this is.

North Northamptonshire Urban Design Manager:

It is noted that the site is very sloping and the context of the site needs to be carefully considered.

The layout and landscaping plans are considered to be an appropriate layout for a village development though future detailed consideration will need to be given to the design, appearance, materials and heights of the buildings along with the surfacing materials and road and path details along with boundary treatments.

It is advised that level and levelling will be very important and that it may be appropriate for some of the buildings to cut into the hill sides rather than trying to site any building on top of the slope. It is advised that conditions relating to levels should be imposed on any approval.

Advertisement/Representations

Neighbour Letters were sent on 4 March 2014 to;

1, 2 3, 4, 5, 6, 7, 8, 10, 11, 11a, 12, 14, 15, 16 Bury Close, Cottingham

1, 2, 3,4, 5, 6, 7, 8, 9 Manor Court, Middleton

6,6a, 8, 8a, 10, 10a, 12, 14, 16, 18,20, 22 Church Street

Flat, Flats 2, 3, 4, 5, 6 The Hunting Lodge, High Street, Cottingham

5 Glover Court

Site Notice was posted on 10 March 2014

Notice was printed in the Evening Telegraph on 13 March 2014

Reconsultations to advise that additional information **had been received** were sent to everyone who had made representations on 29 May 2014.

Detailed plans for the layout and landscaping were sent to 8, 10, 12, 14 & 16 Bury Close and 1, 2, 3 & 4 Manor Court and Cottingham Hall as the later amended layout plans affected the positions of some of the proposed houses within the application site close to these properties.

Over 200 objections were received raising concerns about;

- Highways access
- surface water flooding
- sewage
- harm to character of the area,
- Visual harm
- noise impact
- pollution
- harm to trees
- harm to the Jurassic Way
- harm to conservation area and listed building (Cottingham Hall)
- the need for a car by residents
- lack of facilities in the village
- absence of housing need
- impact on Welland Valley
- prominence of development and harm to landscape
- scale of development - too large
- loss of privacy
- impact on wildlife particularly bats
- buildings in the open countryside
- harm to green infrastructure
- alternative more appropriate land being available
- loss of a quiet area close to the village

which are material considerations to the application

There were also some comments raised about conflict with the Corby Borough Local Plan, harm to the Special Landscape area and the lack of difference to the 2006 application given there were no policy changes since then. These points assume that the 1997 Local Plan policies are still in force and demand the same weight being given.

There were also **6** representations which raised various points including land ownership (access), support for new housing to introduce “fresh blood” and homes for children of the villagers.

Report

This application seeks consent for the principle of the erection of dwellings at land to the rear of Bury Close with access through from Bury Close. The application was originally made for upto 75 dwellings within the site with the application purely in outline with only the position of the vehicular access from Bury Close being in detail. Due to the nature of the site and its potential impact on the surrounding landscape including view from the Jurassic Way and the

nearby Listed Buildings of Church of St Mary Magdalene Grade I and Cottingham Hall Grade II* and the Cottingham and Middleton Conservation Areas.

A formal notice from Corby Borough Council was sent to the applicants on 24 March 2014 advising that the application could not be considered separately from landscaping and layout. These additional details were received 15 May 2014 with further works undertaken on the landscaping and layout being progressed throughout the application.

Policy Principle

The policy matters are described in more detail in the representation from the Principal Planner Planning Policy (which is attached below) but in the interests of clarity is summarised below.

The site is bounded to the West by gardens of the houses in Main Street Middleton and to the North by the garden of Bury Close properties and Cottingham Hall. There is a narrow field (the Dale Pocket Park) separating the site from the rear of Church Street properties gardens. The south of the site is bounded by the Jurassic Way public right of way.

The application site is located outside of the villages of Cottingham and Middleton on an area of land to the south of the grade II* Listed Building of Cottingham Hall.

The primary approach of the North Northamptonshire Core Spatial Strategy is to seek to promote sustainable development with development being focused on the main urban areas within North Northamptonshire (Corby, Kettering and Wellingborough). Development within villages should be of a limited scale and there is a restriction on development within the open countryside.

The NNCSS is primarily in accordance with the National Planning Policy Framework in respect of this approach as that seeks to ensure development is delivered in a planned and sustainable way.

The principle policy approach is that the development is not appropriate in this location as it is outside of the villages which do not have sufficient facilities and/or infrastructure that can support growth and development in these areas harms the delivery of the planned sustainable development within the Urban Area of Corby and the sustainable urban extensions.

Sustainability is divided into 3 main sections – economic, social and environmental and in order to be sustainable a development must meet each of the three elements and it is considered that the development does not meet these and is therefore not sustainable.

Environment

Ecology

The proposed development is on a green field site located in close proximity to residential development. The site contains a variety of habitats that are suitable for wildlife including trees which are potentially appropriate for bat roosting and/or foraging perches and areas suitable for grass snakes.

Detailed habitat and species surveys were required to support the application. The recommendations in the report require the retention of a variety of the habitats within the site including the protection of various trees which are suitable for bats and the protection and enhancement of the grass snake habitat in the northeastern corner of the site.

The survey and inspection works have been produced by professional ecologists and additional survey works were required from the original submission due to the potential of protected species being on the site.

The ecologist recommendations include the retention and enhancement of the grass snake habitat area and works to the proposed pond to enhance ecological value along with the retention of a variety of the trees within the site which provide suitable nesting/roosting potential.

The majority of findings and recommendations within the ecology report are considered to be professional and are agreed with by the Council's advisors from the Wildlife Trust. However there is a point of concerns raised by the Northants Bat Group about the species specific implications on the species of bats that are potentially on or near the site. Particularly in respect of the potential/possible calls of barbastelle, serotine and Leisler bats which may have been recorded and since these species are more susceptible to the impact from residential and increased human activity and lighting and are rarer bat species.

Further advice was sought in respect of the bat species question via the Wildlife Trust, however it is a highly specialised ecological field and a bat specialist ecologist would have been required to be employed, however this may not have resulted in a conclusion.

The scheme is considered potentially capable of being mitigated in ecological terms though further work is required if the proposal was otherwise acceptable.

Trees

The application site contained a number of trees which were subject to tree preservation orders. The application was accompanied by an arboricultural survey which was considered by the Council's tree advisor as being an appropriate submission and this resulted in a wider extent of the trees within and adjacent to the site being made subject to new and/or amended orders.

The trees within the site are an important part of the character and appearance of the area. The trees include a lime tree avenue which is intrinsically linked to Cottingham Hall and the historic character of the area along with a number of individual trees and small groups which are important features in the landscape and the scarp slope.

Landscape

The application site is located on the steep middle and upper scarp slopes of the Welland Valley, the site covers a prominent location within an important landscape and visual association within the Welland Valley. Composed of pastoral farmland and grazed by sheep, scattered mature trees, a replanted tree avenue and localised group of scrub. The land has a predominately open aspect particularly to the south where vegetation is thinner or not present and more enclosed to the west and north, due to the presence of mature trees within the adjoining garden of the Grade II* Cottingham Hall. However, these trees form localised clumps with the main aspect of the Hall being open with a strong visual relationship with the site. Private views into the site are also possible from adjoining residential properties and more distant views from houses on more elevated land within Cottingham. Public views into the site are from the Jurassic Way immediately to the south of the site at the top of the scarp looking over the site and across the Welland Valley.

The land to the west of the site is more enclosed by hedgerows and trees, but still retains an open aspect across the Welland Valley from the upper scarp slopes.

This is a medium scale landscape with varied pattern and texture which exhibits a strong character in moderate condition. There is limited influence from detractive features and strong historic association with the former grounds of Cottingham Hall. The proximity of the Hall and other residential properties of Middleton and Cottingham provide moderate association with the urban fabric but visually connected with the lower scarp slope and valley bottom.

Development would create a prominent impact within the site and the wider landscape of the Welland Valley with limited scope for providing adequate mitigation.

The application has significant impacts on the landscape character and appearance of the area. The application has been externally reviewed by The Landscape Partnership who have assessed the impact as very likely to have a significant adverse impact on the landscape of the area and views from the Jurassic Way. The scheme would be likely to cause detrimental harm to the scarp slope from the delivery of the housing and would be harmful to the landscape character of the area and with wider impacts on the Welland Valley. The proposed

development is contrary to the Northamptonshire Landscape Character Assessment Strategy and Guidelines for the Farmed Scarp Slopes, which requires that the bold and distinctive character is conserved. In particular, development should not adversely affect the mosaic and balance of land use, retaining pastoral land and woodland on the steeper slopes, and conserve opportunities for the wide and dramatic vistas across the Welland Valley from the elevated areas of the scarp.

The Landscape Partnership's more detailed review is enclosed in the appendices below.

Historic Impact

The application site is in close proximity to the grade II* listed building Cottingham Hall and the Cottingham and Middleton Conservation Areas. The application site forms an important landscape element for these historic assets in particular the proposal impacts on the setting of Cottingham Hall.

The site is considered to be sufficiently divorced from the Grade I Church of St Mary Magdalene which is set higher up the slope as to not have a noticeably adverse impact on the setting of the Church.

The setting of Cottingham Hall however is adversely impacted on by the proposed scheme. The Hall was historically surrounded by open aspect elements as shown on the historic maps and the grounds formed the separation between the villages of Cottingham and Middleton.

The setting of the Hall has been significantly eroded through time with the construction of Bury Close between the Hall and the Main Street. The villages' character have been harmed through the development of Berryfield Road and Bury Close which have substantially damaged the historic character and layouts of the area.

The Cottingham and Middleton Conservation Areas require new appraisals however the harm to the conservation areas is primarily due to the impact on the setting of Cottingham Hall and the further conglomeration of the two villages.

It is considered that the proposed scheme on its own results in less than substantial harm however the proposed housing scheme to the rear of Cottingham Hall removes the only remaining open element of the setting of the Hall. The proposal along with the previous substantial harm from Bury Close has to be considered in cumulative terms as being substantial harm to the setting of the grade II* listed building.

The NPPF has specific policies which protect historic assets and these are critical as to whether the application should be permitted or not.

132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

133. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

As it is considered to be substantial (cumulative) harm to the significance of the grade II* listed building then the NPPF directs that substantial public benefit or that the various tests in para 133 are passed.

The scheme on individual rather than cumulative impact is considered to result in less than substantial harm and the harm is to be weighed against the public benefit of the proposal.

In either case the public benefit of the scheme is fairly limited in extent and these do not outweigh the harm to the grade II* listed building.

Social

Whilst the application is in outline, layout is for approval so it is possible to consider in more detail the likely social impacts of the development. The properties appear to be of a variety of sizes and depending on heights of the buildings are likely to be three and four bed properties with a couple of larger buildings within the site.

The layout shows that there is likely to be an acceptable level of private amenity space for each of the proposed properties and there are no obvious privacy issues, though these considerations would be subject to future consideration on the reserved matters of appearance and scale.

The development contains some areas of green space and it is easily accessible onto the Jurassic Way and public footpath network. The village environment is potentially suitable for raising a family in terms of access to the countryside however the village lacks many of the facilities that are requisite for raising a family.

The villages have a small village shop, a couple of pubs and a primary school with a shared village hall attached to the school. The village lacks employment, medical facilities and a secondary school in order to be able to make a sustainable location for increasing numbers of residents. In order to access the majority of these regular requirements there is a need to use a car as the public transport connectivity to the village has a limited and time restricted service.

It is acknowledged that the development would financially contribute towards education provision at the primary school within Cottingham and the provision of a village hall facility (or enhancements of the existing) which could mitigate part of this impact.

The scheme is proposed to contribute affordable housing to the village which has potential to help the new development be better integrated with the village.

The other main issue in terms of the social sustainability excluding the lack of services is the scale of the development compared to the existing village and the lack of community buy into the proposed development. The proposed development is of fairly significant scale compared to the existing village and has been subject to significant levels of local objection.

According to the 2011 Census Cottingham had a population of 906 and Middleton 414. Assuming an average household size of 2.4, which is the average for the Rural West output area which covers the site, the proposal would generate an additional 137 residents which is more than a 10% increase on the total population of the two villages (or 10% increase to each assuming an distribution based on population ratio).

The site also represents one of the only remaining gaps between the two villages and the separate social community identities of the two villages is further eroded by the development and is considered to result in the final conglomeration of the two formerly distinct villages.

Economic

The proposed development provides temporary employment during the construction of the properties but provides limited longer term employment benefits and due to the limited facilities within the village provides limited contribution towards the villages' longer economic productivity.

The majority of employment for the future residents is likely to be located within Corby itself or further afield and will generally be car orientated travel and therefore the economic contribution of residents is unlikely to be directly experienced within the village though this is difficult to consider at this time.

Travel

Travel is a cross topic consideration for sustainability covering the environmental impacts of commuting including emissions, economic cost of commuting in time and direct financial costs and the social harm from lower community involvement particularly when reliant on private transport.

Sustainability

The scheme is considered to fail to meet the required Golden Thread of Sustainable Development as required by the NPPF due to the impacts identified above and therefore is considered not to be sustainable development.

Other material considerations

Highways Impact

The development would be required to provide an improvement to Bury Close to access into the site including some widening works within the carriageway of Bury Close at the pinch point where Bury Close splits and provision of improved pedestrian footways. The necessary work is achievable and the development could be safely served by the improved access.

The access from Bury Close onto Berry Road/Main Street has sufficient visibility in either direction provided that vehicles are parked legally on the larger road and that vehicles are not exceeding safe road speed of less than 30mph at this point.

There is some harm from the scheme due to the proposed access road along the rear of the Manor Court properties and No.10 Bury Close. The level of this impact is considered to be undesirable.

There is a change in the character of the road due to the increased traffic but this is not considered to be unacceptably harmful to the amenity of the occupiers.

Neighbour/residential amenity

The housing in the proposed development is laid out in such a way that the housing would appear to have an acceptable level of residential amenity for the future occupiers. The proposed properties are generally off-set from the existing to the extent that they shouldn't result in unacceptable loss of privacy or cause overshadowing but this would need to be further assessed at reserved matter stage as is dependent on heights and window positions.

Five year land supply

Corby Borough Council does not have a five year land supply and therefore it is necessary to consider whether the Council's development plan policies are up-to-date in particular in reference to paragraph 14. of the NPPF which states;

At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking.

For **plan-making** this means that:

- local planning authorities should positively seek opportunities to meet the development needs of their area;

- Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted.⁹

For **decision-taking** this means:¹⁰

- approving development proposals that accord with the development plan without delay; and
 - where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted.⁹
9. For example, those policies relating to sites protected under the Birds and Habitats Directives (see paragraph 119) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, Heritage Coast or within a National Park (or the Broads Authority); designated heritage assets; and locations at risk of flooding or coastal erosion.
10. Unless material considerations indicate otherwise.

Since Corby Borough does not have a five year housing land supply, those parts of the North Northamptonshire Core Spatial Strategy relating to housing supply may be considered to be out-of-date.

The other relevant policies in the Core Spatial Strategy and those in the NPPF are not considered to be out-of-date as do not relate to the provision of housing land, though it is acknowledged that there are some elements where the development plan is silent. As such the application falls to be determined against the relevant up-to-date elements of the NNCS and the NPPF including the heritage protection policies identified above.

Written objections to the proposed development in many cases reference planning policies included in the 1997 Corby Borough Local Plan. A particular concern raised is that the application site lies within a Special Landscape Area (SLA) identified in the 1997 Local Plan and that the site is shown to be outside of the village boundary also identified in the 1997 Local Plan.

References were also made to the decision in 2007 to refuse development of the application site.

With regards to the SLA, it has to be noted that it is not a national designation. As such and in accordance with the NPPF would not be given particular protection through the planning system. However, it is now best practice for decision making to be informed by landscape character assessments as set out in the National Planning Practice Guidance. This is further supported by NNCS Policy 13 which requires reference to the Environmental Character Assessment, that incorporates the more detailed scale of the Current Landscape Character Assessment (CLCA). The Policy also requires that landscape character should be conserved and enhanced. The CLCA identifies that the site as being located within the Farmed Scarp Slopes landscape type, which is defined as being 'a distinctive and instantly recognisable landscape ... it offers a striking contrast to the more subtle landform features elsewhere in the county' and having 'dramatic panoramic views over the Welland'. The Strategy and Guidelines for this landscape type are to conserve its strength of character.

With regards to the village confines it is the case that the development is shown to be beyond the Village Confines as shown in the 1997 Local Plan Maps. However the policy assessment process is now very different from what it was in 2007 in particular because of the adoption of the North Northamptonshire Core Spatial Strategy in 2008 and the introduction of the National Planning Policy Framework (NPPF) in 2012.

In recognition of this, the policy argument presented is in the context of the sustainability implications of the North Northamptonshire Core Spatial Strategy and the NPPF. Assessment of the proposed development against these two documents will give a more accurate and up to date and thus robust decision making process.

Conclusion

To conclude, the benefits of the proposal include the delivery of housing to meet needs and some social and economic benefits. However it is considered that the modest benefits of the proposal are outweighed by the unacceptable and unjustified harm to the significance and setting of the grade II* Listed Building (heritage asset protection), causes harm to the important landscape character of the area and is contrary to the development plan (North Northamptonshire Core Spatial Strategy) which seek to focus growth to more sustainable locations. The development is not considered to be sustainable as causes landscape harm, heritage harm and has not demonstrated longer term contributions towards the local economy and due to the location has an over reliance on private (car) travel.

The application is therefore recommended for refusal.

Recommendation:

Refuse

The proposed development by virtue of the cumulative impact with existing housing development causes unacceptable and unjustified harm to the significance and setting of the grade II* Listed Building Cottingham Hall and the Cottingham and Middleton Conservation Areas.

The scheme by virtue of its location within the scarp slope and scale causes harm to the important landscape character of the area.

The development is not considered to be sustainable as causes landscape harm, heritage harm and has not demonstrated longer term contributions towards the local economy and due to the location has an over reliance on private (car) travel.

The proposal therefore is considered to be contrary to the principles and policies within the National Planning Policy Framework and the North Northamptonshire Core Spatial Strategy (in particular Policies 1, 5, 9, 10 and 13) which seek to deliver sustainable development and ensure protection of heritage assets and green infrastructure.

It is acknowledged that the scheme contributes towards housing delivery and affordable housing in the borough however these benefits do not outweigh the conflicts with the development plan and the harm from the scheme.

Statement of Applicant Involvement:

Discussions with the agent lead to the provision of landscaping and layout details for approval to address concerns relating to the landscape and heritage impacts of the development. These details demonstrated that the proposal would lead to unacceptable harm from the development which were not possible to be mitigated as part of this application and the agent was advised of this.

Discussions during the application lead to submission of plans and details related to the vehicular access, drainage, open space, ecology and the agreement of a s106 contributions towards the village hall, education and affordable housing to mitigate the impact of the development however these were insufficient to overcome the harm of the development in principle.

Officer Contact

Gavin Ferries

MEMORANDUM

To: Gavin Ferries
From: Terry Begley
Your Ref: 13/00356/DPA
Date: 15th December 2014

Outline planning permission for up to 57 dwellings at land off Bury Close in Cottingham

Policies 1, 9 and 10 of the adopted North Northamptonshire Core Spatial Strategy set out a strategy for the distribution of housing. The strategy is one of urban concentration in order to promote sustainable patterns of development. A hierarchy is proposed based on a diminishing level of services and facilities which support sustainable distribution of development. Development is focussed towards the Growth Towns, including Corby with priority to the reuse of previously developed land, followed by sustainable urban extensions, limited development in villages which perform a local service role and restricted development in the open countryside. Development outside village boundaries will only be justified where it involves the re-use of buildings or, in exceptional circumstances, if it can clearly be demonstrated that it is required to meet local needs for employment, housing or services.

Within this overall spatial development strategy, Table 5 of policy 10 in the adopted Core Spatial Strategy sets out indicative housing requirements for the rural areas in Corby Borough for the period 2001 to 2021. Corby was to accommodate 15,510 dwellings (92% of the Borough total) and the rural areas 1,290 dwellings (8%). Paragraph 3.86 and 3.87 explain how this distribution aims to achieve a sustainable pattern of development. The urban focus needs to be maintained in order to ensure compliance with the National Framework and to adequately reflect the existing sustainable urban extensions approvals.

At 31st March 2014, 787 dwellings had been built in the rural areas and there was outstanding consents for a further 656 dwellings. Therefore, the existing supply of housing in the rural area already outstrips the rural requirement to 2021. Provision of additional rural housing even within sustainable rural locations need, therefore, to be very carefully considered, as it will exacerbate the imbalance of housing between the urban and rural areas. In turn, this will undermine the fundamental principles of sustainable growth set out in the adopted Core Spatial Strategy and the 'golden thread' sustainability principle of the National Framework.

The proposal for residential development at this location beyond the boundary of the village would clearly extend the build development into the open countryside and is therefore considered contrary to the sustainability ethos of the National Framework and policies 1, 9, and 10 of the adopted Core Spatial Strategy.

However, it is also necessary to consider any other relevant material considerations, including the requirement to maintain a five year supply of deliverable housing sites as set out in the National Framework.

Updates to the Councils five year housing land supply assessment show the housing land supply situation is delicately balanced. This is significant because paragraphs

14 and 49 of the National Framework introduce a presumption in favour of sustainable development where the local planning authority cannot demonstrate a five year supply of deliverable housing sites.

Read in the context of national policy, therefore, the key issue to consider is whether the proposal would amount to sustainable development.

The Council has no adopted definition of sustainable development that allow proposals to be tested for sustainability within the context of North Northamptonshire. The only guidance, therefore, is the National Framework. It states that there are three dimensions to sustainable development namely economic, social and environmental.

The following broad policy assessment provides a starting point for assessing the proposals compliance with sustainable development. Further location-specific assessment is recommended in order to assess the particular merits of this proposal.

Environmental

Many of the environmental aspects have already been considered through the generally poor access to services and public transport compared to higher order settlements. This will increase reliance on private transport to meet a number of daily needs, with particular emphasis on employment. The development will also result in encroachment into the countryside and the loss of greenfield sites with no justifiable need to support it being a 'exception' site, reflecting the environmental value of the land itself.

Economic

In terms of the economic role, there would be a short term benefit from employment during the construction phases, but that would be created as part of any new housing development. Alternative locations for housing in, or adjacent to, an urban area would place it closer to the potential employment base, with better public transport options. The unsustainable nature of the site's location is therefore increasing the reliance and travel distance for workers to the site. In terms of benefits to village services, there is no evidence that this proposal would make any difference. The economic role, whilst relevant, should not therefore be overstated, and is clearly not at a level which would outweigh the environmental harm.

Social

The proposal would contribute to the supply of housing at a time when there is a need to increase the supply. The social role also requires the incorporation of a mix of housing tenures. This scheme provides 17 affordable houses in line with Policy 15 of the adopted Core Spatial Strategy. This provision weighs in favour of the proposal but it must be balanced against the clear environmental harm.

Landscape Review

for

Land off Bury Close, Cottingham

on behalf of

Corby Borough Council

Issue



November 2014

Quality Control

Landscape Review

for

Land off Bury Close, Cottingham

| | |
|---|--|
| Checked by Project Manager: | Approved by: |
| Signature:  | Signature:  |
| Name: Graham Farrier | Name: Jonathan Billingsley |
| Title: Principal Landscape Architect | Title: Director |
| Date: 24 November 2014 | Date: 28 November 2014 |

The Landscape Partnership is registered with the Landscape Institute, the Royal Town Planning Institute, and is a member of the Institute of Environmental Management and Assessment

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Report

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1 INTRODUCTION

- 1.1 This response has been prepared by The Landscape Partnership Ltd of behalf of Corby Borough Council (CBC) in relation to outline planning application 14/00094/OUT for the residential development of the Land off Bury Close on the edge of the settlements of Cottingham and Middleton. The initial submission received on 28 February 2014 from the applicant Kiff and Troke Partnership, was based on a development of 75 dwellings, based on a net development density of 37.5ha. In response to a request from CBC regarding the need for the applicant to provide further details, the applicant submitted a 'Landscape & Layout' Addendum in August 2014, which illustrates a development based on 57 dwellings, together with associated landscape proposals.
- 1.2 The purpose of this report is to review the information submitted as part of the planning application in relation to landscape and visual aspects to determine:
- ♦ whether there is any missing information or additional information that is required in order to effectively assess the application;
 - ♦ the accuracy of the information provided, in relation to current best practice and existing evidence base information, and based on our own desk-top and field survey assessment;
 - ♦ whether there is agreement or not on the assessed effects of the proposed development and landscape design approach adopted, based on a professional judgement utilising the submitted information and our own assessment;
 - ♦ if the proposals are in accordance with current planning policy and other supporting guidance; and
 - ♦ the appropriateness of the development, actions required from the applicant and recommendations and advice on any changes can be made to improve the scheme.
- 1.3 As part of this report TLP carried out a review in the field and the following submitted materials:
- ♦ Design and Access Statement, Peter Brett Associates, February 2014;
 - ♦ Landscape Statement, Environmental Associates, February 2014;
 - ♦ Landscape & Layout Addendum, Environmental Associates & Design Collaborative, May 2014;
 - ♦ Drawing Number: EA-5229-100-01 Proposed Illustrative Layout, Sections & Artist Impression, 14 April 2014; and
 - ♦ Tree Constraints Report, Amenity Tree Care Ltd.

1.4 The following documents have also been referred to:

- ♦ National Planning Policy Framework (NPPF), Department for Communities and Local Government (DCLG), March 2012;
- ♦ Guidelines for Landscape and Visual Impact Assessment (GLVIA), 3rd Edition, April 2013;
- ♦ North Northamptonshire Core Spatial Strategy, Adopted June 2008;
- ♦ District Local Plan, Corby Borough Council, Adopted 1997;
- ♦ Background Paper on the Distribution of New Housing, North Northamptonshire Joint Planning Unit, November 2005;
- ♦ Northamptonshire's Current Landscape Character Assessment and Current Landscape Character Strategy and Guidelines, River Nene Regional Park, April 2008;
- ♦ North Northamptonshire Green Infrastructure, Strategic Framework Study Part 1, 1 September 2005, and Local Framework Study for Corby;
- ♦ Sustainable Design Supplementary Planning Document, North Northamptonshire Joint Planning Unit, Adopted February 2009; and
- ♦ Building on Tradition, The Rockingham Forest Countryside Design Summary, July 2000.

2 SUBMITTED INFORMATION

- 2.1 The landscape proposals are generally well considered and seek to minimise the effects of the residential development on the basis of the proposed number of houses. This includes the following aspects: retention of much of the existing vegetation; the replanting of the lime avenue; the design of the layout to follow the grain of the landform; use of local distinctiveness and sympathetic materials and features; provision of a village green; and largely appropriate planting principles. However, the proposed nature of the development, in terms of its size, density and location creates a number of issues, which are set out in further detail in Section 3.
- 2.2 Detailed comments are set out in the table below in relation to the content and accuracy of the information provided in the Landscape Statement and Landscape & Layout Addendum. Reference is made to document page numbers and section titles and comments provided including where there is agreement/disagreement, and where any action by the applicant is recommended.

| Page No. | Topic | Comment |
|---------------------|------------------------------|---|
| Landscape Statement | | |
| 2 | The Site | The description of the 'Trail' (Jurassic Way National Trail) is misleading. Reference is made to the 'Trail' being located to the <i>'eastern portion of the site'</i> ; however, the Trail lies just beyond the southern boundary of the site. There is also a lack of clarity with the site's southern boundary treatment with the Trail. The western part of the site i.e. the smaller western field is correctly described as being contained by a dense hedge, but the remainder of the boundary with the site is partially open or fully open, with the stone wall occupying a very small section, fencing being post and wire, and hedging limited to short sections of leggy and grazed hedges. |
| 5 | Public Rights of Way | Views are also possible from Public Footpath GE1 (part of Jurassic Way) between 500-700m to the north of the site. |
| 7 | Regional Landscape Character | <p>Reference is made to the Northamptonshire Landscape Character Assessment (NLCA) and the site falling within Landscape Type 15 and Landscape Character Area (LCA) 15b. The neighbouring Landscape Type 18 and LCAs 18i and 18j and Welland Valley Landscape Character Area (Harborough District Landscape Character Assessment) would also be indirectly affected and should be considered.</p> <p>The NLCA also includes other relevant information not referred to, including:</p> <ul style="list-style-type: none"> • scarp slopes are thinly settled; and • viewed from the lowlands, the scarp face forms a backdrop to foreground views. <p>NLCA Strategy and Guidelines, also provides an important supporting document, that is not referenced, which states:</p> <ul style="list-style-type: none"> • new development, change and land management should be controlled or encouraged to conserve and enhance the bold and distinctive character of the Farmed Clay Slopes. • in view of the highly visible nature of the escarpment from the adjacent lowland areas, development that could adversely affect the mosaic and balance of land uses across the slope should be avoided; • breaching of the skyline by prominent buildings and structures should also be avoided, in particular, as this would dominate views and could distort the perceived scale and outline of the escarpment; • towards the base of the scarp slopes, where more contained landscapes occur, there may be opportunities for accommodating sensitively designed developments that can be integrated into the landscape, in association with existing rural settlements; • conserve the strength of character of the Farmed Scarp Slopes and ensure that the close relationship between land use and landform is not diminished, retaining the mosaic of pastoral land and woodland on the steeper slopes and arable land on the gentler slope profiles; • conserve the sparse settlement cover on the Farmed Scarp Slopes; and • conserve the predominantly undeveloped summit profile and avoid new development that punctuates the skyline and forms prominent negative landmark features. |
| 9 | The Site | <p>Reference is made to two sloping fields, with a narrower field to the east. It is presumed that this should read 'to the west'. It is noted that the field is <i>'largely hidden from views in all directions with the exception of views from a small number of properties along the northern edge'</i>. However, views are also possible from the River Welland valley floor, in particular public footpath GE1 (Jurassic Way).</p> <p>The dense vegetation along the southern site boundary is along only 'one third' of the western part of the site, and not <i>'two thirds'</i> as stated within the report.</p> |

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| 10 | Wider Landscape | The site is stated as ' <i>rises from north to south across the site with a level change of 12m</i> '. However, the level of change is typically 20m. |
| 11 | Boundary Treatment | <p>The northern edge of the site also runs along the rear boundary of 10 Bury Close, in addition to the properties referred to.</p> <p>The boundary between the site and Cottingham Hall is stated as being a close boarded fence. However, the boundary is formed by a post and rail fence.</p> |
| 13 | Site Vegetation & Tree Survey Drawing | <p>Vegetation for removal is stated as being '<i>only the smaller hawthorn bushes and a diseased Walnut are proposed for removal</i>' and illustrated on the adjoining plan. However, it is considered that in addition to these trees the following would also be removed (using tree numbers referred to in the Tree Constraints Report by Amenity Tree Care Ltd):</p> <ul style="list-style-type: none"> • T10 Crab apple • T11 Ash • T21 Walnut |
| 19 | The Listed Hall and its Setting | <p>The report notes that '<i>the Hall is generally well enclosed from view by vegetation within the grounds</i>'. Whilst this is true for most of the grounds' boundaries, this is not the case for the southern boundary that is shared with the site, where much of the boundary has an open aspect.</p> <p>Treatment of the setting of Cottingham Hall is proposed through the provision of '<i>significant green space</i>' in the location of the former tennis court, where the '<i>space would be enclosed by the existing slopes and which now contain a few maturing hawthorn trees</i>'. There are significant variations in level between the Hall and different parts of the sloping site. The existing slopes of the former tennis court provide a limited role in enclosing the space. There is currently a largely open boundary between the Hall and the site that is demarcated by a post and rail fence. The existing vegetation within the site would have little effect in providing enclosure or screening of any future development. Whilst the green space does provide some separation between the proposed houses, this is not considered significant and the proposed planting provision is limited and would not provide adequate screening. The proposal development would also occur within the former grounds of the Hall, changing the visual relationship and association with the land, with any screen planting creating a further visual separation.</p> <p>No description of setting or the contribution it provides to the significance of the heritage asset is provided, nor any assessment of effect of the proposed development on the setting and how the proposed landscape measures would address these effects.</p> |
| 19 | Boundary Treatments | Reference is made to the boundaries of the western part of the site, and that any development would be ' <i>well screened from adjacent properties</i> ', being limited to views from the north over 2km away. However, there are open rear boundaries with the adjoining residential properties of 10, 12 and 16 Bury Close, with residential properties proposed immediately adjacent to these properties. The effect of the proposed development on views from these properties would be significant. Views from 14 Bury Close are largely screened by tall conifers. There would also be views 0.5-1km from the north from the River Welland valley floor and from houses within the more elevated parts of Cottingham to the east. |
| 19 | TPO Trees | The replacement of the lime tree avenue is supported. |
| 19 | Distant Views of the Site | As referred to above, it is considered that three further trees would be removed in addition to those stated within the report. It is considered that the retained trees and proposed tree planting would have a partial and relatively limited role in integrating the scheme within the landscape, due to the steepness of the slopes within the site, and much of the existing vegetation being on the western, southern and eastern boundaries of the smaller western field. Consequently, there is a more open aspect to the north, and limited vegetation enclosure within the larger eastern field. Much of the proposed |

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| | | <p>tree planting would be constrained by the close proximity to the proposed houses and new access road, which would limit the size of the trees. It would also be some time before the proposed trees established enough to give an effective role in providing integration.</p> <p>The three walnut trees within the site provide distinctive landscape features both locally and within the context of the former grounds and setting of Cottingham Hall. The Tree Constraints Report indicates that two of the three walnut trees have decay, with one in declining health. Further inspection of defects and a bat report is recommended, with the likelihood that canopy reduction will be required. The lifespan of these trees could be extended to over 20 years if this work was undertaken. Given the prominence of these trees and the context in relation to Cottingham Hall, it is recommended that these trees should be retained if at all possible, with the appropriate tree management and inspection works undertaken.</p> |
| 19 | The Topography | <p>Reference is made to the site being <i>'similar to other developed parts of Middleton and Cottingham, where the villages run up the relatively steep scarp slope'</i>.</p> <p>The site is located entirely on the scarp slope, in what could be regarded as being the middle to upper part of the scarp, on slopes that are approximately 1:4 in the western part of the site. In the main, development on the steep slopes of the scarp has been historically avoided. Middleton is largely located on the lower slopes and valley floor, with the old core of Cottingham on the lower valley slopes and moderately steep slopes of the combe within the scarp, and more recent residential development of Cottingham set above the scarp on the plateau. The only exception, is a small group of residential properties to the south-west of Middleton along School Hill and Camsdale Walk and some individual properties to the south of the Main Street. Those closest to the site are well spaced individual properties, mainly bungalows, that have a very different pattern and form to the proposed development. Consequently, the proposals are not typical of development within the two villages.</p> <p>It also noted that the <i>'houses will not be on distinct terraces'</i>. Given the angle of site slopes, particularly to the west, it is unclear how the proposed density of the development could be achieved without the requirement of creating distinct terraces, and consequently is considered to be misleading.</p> |
| 19 | The Jurassic Way Trail | <p>It is stated that <i>'views into and across the site from the Jurassic Way are obscured by dense vegetation within the site along approximately 50% of the footpath'</i>. However, in reality, this only applies to approximately 30%, with 20% being formed by heavily grazed hawthorn, with a more open aspect, some of which would be removed as part of the proposed development.</p> <p>The Landscape Statement indicates that properties will be set well back from the eastern end of the Trail. However, the proposed properties and gardens would extend up the slope to within approximately 15m, and would significantly affect views from this part of the Trail. It is agreed that the proposed houses would frame views, but in doing so, they would also partially obstruct views over the Welland Valley.</p> |
| Landscape Layout and Addendum, May 2014 | | |
| 4 | Spatial Arrangement & Frontages | <p>The approach taken to the design of the layout and arrangement of the development is considered appropriate to providing the best integration for the site i.e. streets following the contours; higher density to the west and lower elevation, with lower density to the east; and provision of a village green and open space provision within the east of the site. However, even with the proposed reduction of 75 to 57 residential properties, the number of properties is inappropriate to this location on the scarp slope. The proposals would create an arrangement of properties that would be too dense for steepness of the slope, requiring significant ground remodelling. This would create a significant change to the character of the scarp slope that would also be harmful to landscape character, the setting of Cottingham Hall, views from adjoining residential properties, and from the Jurassic Way.</p> |

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| | | <p>Reference is made to <i>'trees are retained ... to frame views through to the listed Hall'</i> and the view from the Jurassic Way is described <i>'will change, but it will become a panorama which includes an attractive backdrop of cottages in the foreground, framing the vista beyond'</i>. However, the allowance of views to Cottingham Hall would consequently result in creating an adverse change to views from the Hall of the proposed development. The framing of the vista would also limit and contain the panoramic view, forming an obstruction and intrusive change to views from the Jurassic Trail.</p> <p>The key within the figure shown on page 4, indicates that shared roads and front gardens would form part of the open space. Roads and front gardens should not be considered as forming part of the open space provision. This would apply both terms of land use, but also in relation to open space forming part of the landscape and visual character of the site. This is due to the hard surfaced nature of roads and the private and domesticated character of gardens.</p> |
| 7 | Views & Vistas | <p>Reference is made to the development <i>'creating an attractive view from Jurassic Way'</i>, the implication being that the existing view is not currently attractive and/or that the proposed development would enhance the view. Neither are accepted. Views across the existing open grassland setting with scattered trees on the upper scarp slopes is considered to form a more attractive foreground and mid-ground to the view, than would occur with the proposed residential properties, gardens, roads and open space.</p> <p>With reference to the specific views/vistas described:</p> <p>1 – the view would also include the proposed residential properties, which would limit views of the TPO trees and village green and would partially obstruct the view over the Welland Valley (refer to photograph and artistic impression on page 20); and</p> <p>2 and 3 – views of Cottingham Hall would also result in adverse effects on views from the Hall and consequently on the setting of the Hall.</p> <p>Reference is also made to the proposed rear gardens that face towards the Jurassic Way being screened by existing and proposed vegetation. However, within the eastern part of the site, this will only provide a partial screen until the proposed planting has fully matured.</p> |
| 10 & 11 | Architectural Character & Building Elements | <p>The architectural language and building elements is considered to be an appropriate reflection of the existing built environment of Cottingham and Middleton and forms a suitable basis for design of the proposed development.</p> |
| 12-19 | Detailed Landscape Proposals | <p>Whilst the detailed nature of the design of the development would need to be considered as part of any future reserved matters application, should outline consent be granted, the principals of the landscape design are considered appropriate and sympathetic to the built character of the two settlements.</p> <p>However it should be noted that the detailed landscape proposals in themselves cannot overcome the overriding issue of the location of the proposed number of houses within the context of:</p> <ul style="list-style-type: none"> the steeply sloping scarp slopes that form an area of landscape character that is sensitive to change; prominent location within the setting of Cottingham Hall; and close proximity to the Jurassic Way, where there are open panoramic views from the top of the scarp. <p>These broader issues should form an important consideration to the outline application. The current indicative design proposals are considered inappropriate within this context.</p> |

3 OTHER CONSIDERATIONS

- 3.1 The Design and Access Statement prepared by Peter Brett Associates states in paragraph 4.2.7 *'this Statement, together with the other supporting reports, show beyond any doubt that the proposed development will not result in any significant adverse impacts'*. However, neither the Landscape Statement nor the Landscape & Layout Addendum provide an assessment of impacts on landscape features, landscape character and views, as would normally be provided as part of a Landscape and Visual Impact Assessment (LVIAs). Best practice in the preparation of LVIAs is provided by the Guidelines for Landscape and Visual Impact Assessment (GLVIA), April 2013, and neither of the submitted landscape reports accords with these Guidelines. Likewise, no cultural heritage assessment has been undertaken that defines the setting of heritage assets and the contribution the setting has to the significance to the heritage asset, nor assesses the effect of the proposed development on the setting and heritage assets, as required within paragraph 128 of the NPPF. Consequently, the assertion made within 4.2.7 has not been demonstrated either by the Design and Access Statement or by the supporting reports. Based on our own assessment, we consider that there is very likely to be significant adverse impacts resulting from the development, including: views from the Jurassic Way; views from Cottingham Hall; views from the rear of 10, 12 and 16 Bury Close; the landscape character and landform of the site; and the broader landscape character of the scarp that corresponds to LCA 15b (refer to the Northamptonshire Landscape Character Assessment). There would also be other less significant adverse impacts on views from residential properties within Cottingham on the higher ground to the east, and from the river valley floor to the north.
- 3.2 There is a largely open aspect between the main residential part of Cottingham Hall and the site, where only a post and rail fence separates the garden of Cottingham Hall from the site. Two large individual ash trees on the boundary have a high canopy allowing views at a lower level. The main aspect of the Hall is towards the site. As the Landscape Statement indicates, the site *'formed part of the grounds of Cottingham Hall'*. In addition to the significant effect on views from the Hall, there would also be a clear effect on the setting of this listed building. English Heritage's comments note, that based on the information provided, the proposals would be *'harmful to the significance of the designated heritage asset'* and that this harm *'is assessed as less than substantial'*, although also notes that *'considerable weight should be given to the desirability of preserving the setting of all heritage assets'*. Given the extent of the likely effects on the setting of Cottingham Hall, we would concur with English Heritage's recommendation that *'a full and thorough assessment of the impact of the proposals upon the significance of all heritage assets including the impact on their setting is undertaken'*. Paragraph 132 of the NPPF requires substantial harm to a grade II* listed building to be wholly exceptional, and paragraph 134 where less than substantial harm, the harm should be weighed against the public benefits of the proposal, which the applicant has not adequately assessed or demonstrated.

- 3.3 Paragraph 109 of the NPPF requires the planning system to protect and enhance valued landscapes. The designation of Special Landscape Area, indicates the landscape, the site falls within, has a local value. In particular, in terms of protection and enhancement, reference should be made to the local Landscape Character Assessment, as indicated within the Landscape section of the National Planning Practice Guidance, prepared by the DCLG, which advises that such assessments can '*help to inform, plan and manage change*'. North Northamptonshire Core Spatial Strategy, Policy 13, also requires sustainable development to '*conserve and enhance the landscape character ... making reference to the Environmental Character Assessment*' and that development should '*not result in an unacceptable impact on amenities of neighbouring properties*'. Additionally, the Background Paper on the Distribution of New Housing states '*the distribution of housing should avoid directing unacceptable development pressures on places with the most sensitive built or natural environments ... broad information on environmental constraints is available from county-wide landscape characterisation work*'.
- 3.4 The Northamptonshire Landscape Character Assessment (NLCA), which forms part of the Northamptonshire Environmental Characterisation Strategy (ECS), identifies some of the key characteristics for the landscape of the scarp as including: '*dramatic panoramic views*'; '*distinct break of slope and steep landform often mark a clear transition*'; and '*limited settlement, generally on the fringes*'. In particular, the following advice provided within the Strategy and Guidelines for the NLCA, should be considered when determining the application and considering suitable locations for residential development:
- ♦ in view of the highly visible nature of the escarpment from the adjacent lowland areas, development that could adversely affect the mosaic and balance of land uses across the slopes should be avoided;
 - ♦ towards the base of the scarp slopes, where more contained landscapes occur, there may be opportunities for accommodating sensitively designed developments that can be integrated into the landscape, in association with existing rural settlements;
 - ♦ conserve the strength of character of the Farmed Scarp Slopes and ensure that the close relationship between land use and landform is not diminished; and
 - ♦ conserve the sparse settlement cover on the Farmed Scarp Slopes'.
- 3.5 The escarpment is an area of sensitive landscape that is particularly susceptible to change from development. Any notable change to the existing mosaic, balance of land uses, sparse settlement cover, and relationship with the landform, is likely to result in an adverse change, and therefore should be avoided. Locations towards the base of the scarp are likely to provide more appropriate location for any required development, so long as sensitively located and designed.

- 3.6 The North Northamptonshire Green Infrastructure, Local Framework Study for Corby also advises that development should seek to protect and enhance the particular characteristics and qualities of the rural villages around Corby. Opportunities for green infrastructure improvements are also identified in relation to the local asset of East Carlton Countryside Park and the Welland Valley, which is identified as a local green infrastructure corridor. Opportunities for delivering green infrastructure provision are partly seen as arising through developments, such as new housing. Consequently, this should be considered as part of the planning application.
- 3.7 The proposed development would significantly change the landform of the site, requiring large amounts of ground remodelling and earthworks. The proposed houses would require extensive terracing and steep embankments to a large proportion of the site. This would have a detrimental change to the character of the scarp slope. The extent of the earthworks within the west of the site, will also make the retention of the existing trees and hedges more difficult, if long term harm to the health of the trees and hedges are to be avoided. There would be a need to avoid doing earthworks within the Root Protection Areas of retained vegetation, which will consequently require the use reinforced banks or retaining walls with potential effects on hydrology and consequential reduction in water supply to roots.
- 3.8 Whilst development has occurred on the steeper slopes of the scarp, this is limited and in principle is generally considered undesirable and should be avoided wherever possible, due to the effect on landscape character. The most sensitive areas to change are on the skyline, which the proposed development would avoid. However, the development seeks to introduce an inappropriate number of dwellings that would adversely affect the character of the scarp.

4 RECOMMENDATIONS

- 4.1 The indicative proposed layout and development would be inappropriate in the proposed location, due to the effects on the landscape character of the scarp slope and specific views.
- 4.2 Should residential development be considered appropriate in this location, the recommendation would be to limit development to the western third of the site with dwellings being at a much lower density, avoiding development of the highest parts of the site, and application of lower profiles i.e. bungalows and/or with dwellings set into the slope, allowing: greater spacing of dwellings; reduction in the extent of earthworks required; retention of more extensive areas of undeveloped scarp slope and open space; and greater space for more and larger tree species. This would all help to reduce the impacts on this sensitive landscape. The greater use of one storey buildings would also more typically reflect the housing along Camsdale Walk. Whilst it is recommended that the eastern part of the site is left undeveloped, it may be appropriate to have a few, larger, very well spaced dwellings that are carefully located to sensitively relate to Cottingham Hall and the Jurassic Way.

December 2014

Cottingham & Middleton

Landscape Sensitivity and Capacity Study

Corby Borough Council



Landscape Sensitivity and Capacity Study

of

Cottingham & Middleton

for

Corby Borough Council



| | |
|---|--|
| Checked by Project Manager: | Approved by: |
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| Date: 22 December 2014 | Date: 22 December 2014 |

The Landscape Partnership is registered with the Landscape Institute, the Royal Town Planning Institute, and is a member of the Institute of Environmental Management and Assessment

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1 INTRODUCTION

- 1.1 The Landscape Partnership were commissioned in October 2014 to undertake the preparation of a Landscape Sensitivity and Capacity Study for the settlements of Cottingham and Middleton. The Study covers an area of approximately 500m from the edge of the Village Confines, referred to in this report, as the 'Study Area' (refer to Figure 01). The purpose of the Study is to define the sensitivity of the landscape around the two settlements and identify the capacity of the landscape to accommodate residential development. The Study can be used as part of the evidence base to determine the suitability and extent of any future allocation of residential land use around Cottingham and Middleton and for any future extension of the Village Confines. The Study can also be used as part of a wider review of housing allocation across the Borough.
- 1.2 The assessment work has been undertaken in two stages. Stage One involves the review of Landscape Character Areas (LCAs) within the Study Area, their key characteristics and sensitivity to change. The LCAs are based on the assessment work undertaken by the River Nene Regional Park (RNRP) in producing the Northamptonshire Landscape Character Assessment (NCLCA)¹. The LCAs provide a suitable scale and detail for the purposes of this study.
- 1.3 Stage Two involves a more detailed consideration of the landscape capacity of the Study Area, to accommodate residential development. This considers smaller scale units, defined as 'Parcels' (refer to Figure 04), defined by areas of consistent landscape characteristics, based on individual fields, groups of fields or parcels of land. Some localised variation in character may occur within these Parcel, but the overall character should be coherent. The assessment uses a consistent method that evaluates Parcels against a number of criteria, to test both the sensitivity of the Parcel and its capacity to accept development in the context of the character of the wider landscape. The criteria applied are based on those aspects which would be most applicable to determining the capacity of residential development within the landscape.

2 LANDSCAPE CHARACTER

Methodology

- 2.1 The methodology used is based on the national guidance found in 'Landscape Character Assessment – Guidance for England and Scotland' (2002) and the other associated Topic Papers. It also draws from the Guidelines for Landscape and Visual Impact Assessment (GLVIA) 3rd Edition². The specific approach applied relates to the scale of the assessment and context of the Study, set within the broader context of published landscape character assessment work undertaken at the national, regional and county level.

¹ Northamptonshire Current Landscape Character Assessment, Strategic Framework, Northamptonshire County Council, November 2006

² Guidelines for Landscape and Visual Impact Assessment, Landscape Institute and Institute of Environmental Management and Assessment, April 2013

Desk Based Study and Field Survey

2.2 The key characteristics of the county based landscape character areas were considered in relation to the characteristics found within the Study Area, in particular topography (refer to Figure 02) and the relationship with built form and settlement pattern in the context of the escarpment and the Welland Valley. The key aspects and variations were considered to be appropriately covered at the county level and would not require a further more detailed assessment of variations in landscape character at a more local level. This was reviewed and confirmed in the field.

2.3 The character, condition and sensitivity for each of the relevant county LCAs is based on an interpretation and application of content included within the NCLCA and Current Landscape Character Strategy and Guidelines. The following table is used as the basis for determining the value of each LCA.

Table 1 - Landscape Strategy Matrix and Landscape Value Scale

| | | | | |
|------------------|-----------------|---------------------------------|--------------------------------|--|
| Condition | Good | Strengthen and reinforce | Conserve and strengthen | Safeguard and manage |
| | Moderate | Improve and reinforce | Improve and conserve | Conserve and restore |
| | Poor | Reconstruct | Improve and restore | Restore condition to maintain character |
| | | Weak | Moderate | Strong |

Strength of Character

| | | |
|--|---|-----------------------|
| | = | High Value |
| | = | Moderate - High Value |
| | = | Moderate Value |
| | = | Moderate - Low Value |
| | = | Low Value |

3 CONTEXT

National Context

- 3.1 The process of landscape characterisation and assessment has been promoted at a national scale in England by the work of Natural England. In tandem with English Nature, parallel approaches were formulated and tested to derive a series of Natural Area and Countryside Character profiles for the whole of England. These have now been combined as part of National Character Area (NCA) profiles, providing environmental evidence, details of landscape characteristics, ecosystems, and guidance on likely future changes and strategy for management of NCAs.
- 3.2 These have now combined to form 159 NCAs (refer to Image 1), with all NCAs now having full profiles, detailing: landscape; biodiversity; geodiversity; and cultural and economic activity.

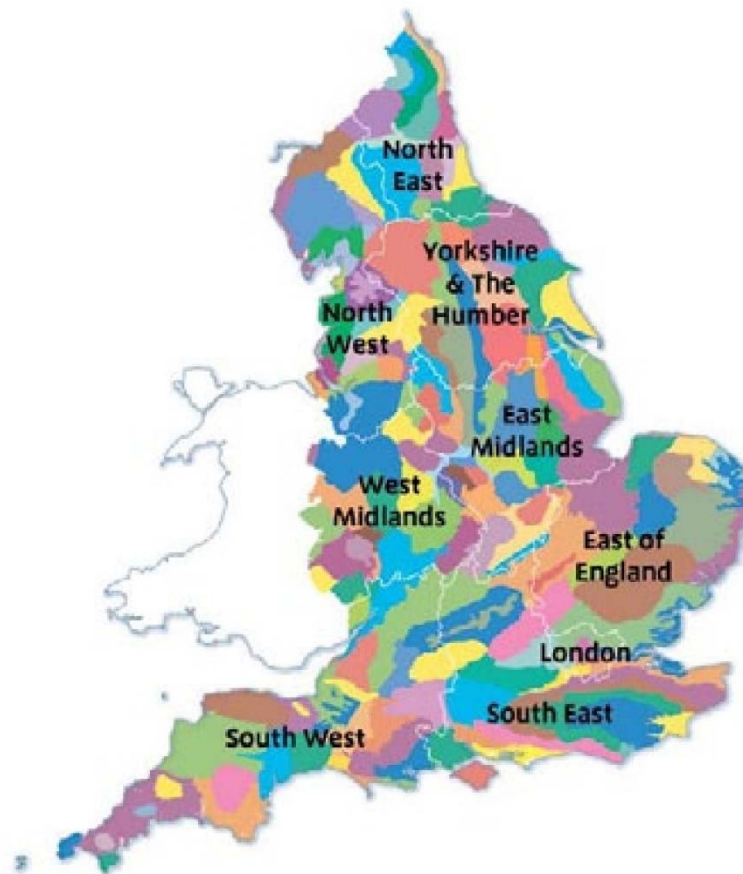


Image 1 – National Character Areas

© Natural England

- 3.3 This national character map defines the Study Area as falling within NCA 92: Rockingham Forest and NCA 89: Northamptonshire Vales. The key characteristics of these NCAs are also set out below.

NCA 92: Rockingham Forest

Key Characteristics

- ♦ broad undulating plateau, ridge and prominent steep scarp dropping into the Welland Valley;
- ♦ well wooded, with large conifer and broadleaved plantations;
- ♦ medium to large arable fields with some pastoral fields;
- ♦ fields enclosed by well managed hedgerows with mature trees and some dry stone walls;
- ♦ remnant unimproved grassland;
- ♦ large country houses and mature parkland estates;
- ♦ small nucleated villages with a few isolated farmsteads and houses;
- ♦ largely rural and tranquil character

The impact of new development on the setting and views of churches and other notable historic buildings is particularly important

National Character Area 92 Rockingham Forest

Note: In most instances, the NCA boundary is not precisely mapped and should be considered as a series of transitions between NCAs.

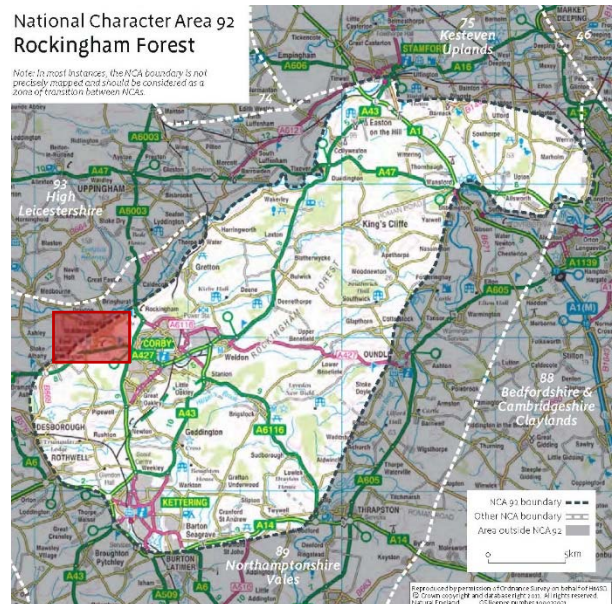


Image 2: NCA 92 Map. © Natural England

Landscape Opportunities

- ♦ maintain rural character of the landscape
- ♦ limit visual impact of new development
- ♦ use of design statements
- ♦ innovative architectural and planning solutions inspired by local distinctiveness
- ♦ high quality design
- ♦ prevent coalescence of settlements
- ♦ green infrastructure links to connect residential areas with the countryside
- ♦ conserve, replant and manage hedgerows
- ♦ enhance and extend the public rights of way network

NCA 89: Northamptonshire Vales

Key Characteristics

- ♦ open landscape of gently undulating clay ridges and valleys
- ♦ visual uniformity to the landscape and settlement pattern
- ♦ mixed arable and pastoral farmland
- ♦ limited woodland cover, restricted spinneys and copses on the ridges
- ♦ varied height, density and pattern of hedgerows and hedgerow trees
- ♦ predominantly 19th century field pattern with some ridge and furrow
- ♦ distinctive river valleys, including the Welland, provide flat flood plains
- ♦ frequent large settlements dominate the open character of the landscape
- ♦ frequent small towns and large villages characterised by red brick and stone buildings within the older historic cores

High density residential development on the edges of villages is visually intrusive and affects historic settlement pattern, layout and character

National Character Area 89 Northamptonshire Vales

Note: in most instances, the NCA boundary is not precisely mapped and should be considered as a zone of transition between NCAs.

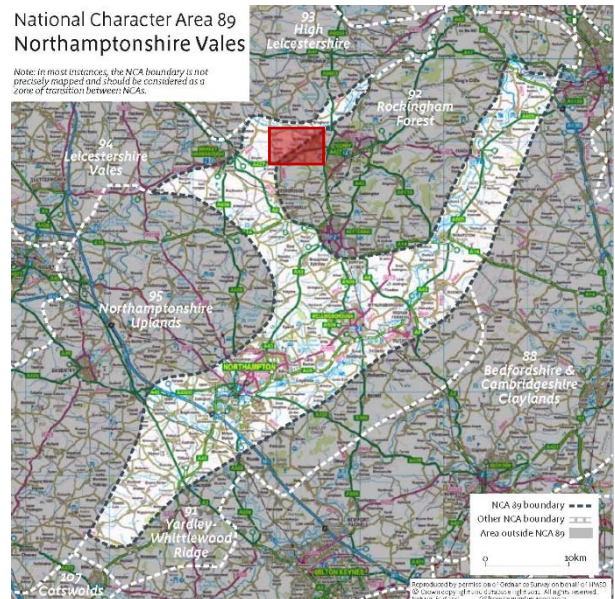


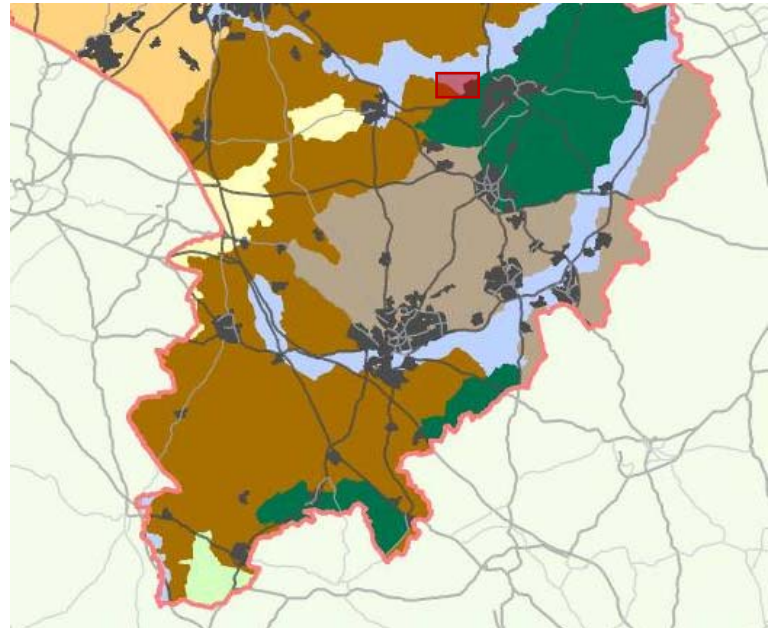
Image 3: NCA 89 map. © Natural England

Landscape Opportunities

- ♦ conserve more remote areas from development by retaining traditional settlement patterns
- ♦ retain relatively high tranquillity
- ♦ ensure that development does not have a negative impact on landscape character
- ♦ consider visual impact of modern development
- ♦ avoid urban intrusion
- ♦ use traditional building materials
- ♦ manage and conserve field patterns, hedgerows and hedgerow trees

Regional Context

3.4 The East Midlands Regional Landscape Character Assessment (EMRLCA)³ identifies the 31 regional Landscape Character Types (LCTs) present across the region (refer to Image 4). It describes the major forces for change that the regional landscapes are experiencing and where these are being experienced. It also provides broad level guidance to inform policy across the Region, by identifying distinctive, rare or special characteristics.



© East Midlands Landscape Partnership

Image 4: East Midlands Regional Landscape Character Assessment

3.5 The Study Area falls predominantly within LCT 3A: Floodplain Valleys and LCT 10A: Forest Hills and Ridges, which are described below.

LCT 3A: Floodplain Valleys

Key Characteristics

- ♦ wide flat alluvial floodplains, surrounded by rising landform
- ♦ predominantly pastoral farmland with limited woodland cover
- ♦ hedge or fenced defined medium to large fields of regular pattern
- ♦ hedgerow and riverside trees form distinctive features
- ♦ limited settlement and development in rural areas
- ♦ sewage works and power stations close to settlements, with roads and communication routes on the outer edges of the floodplain

Landscape Change and Management

- ♦ poor development on settlement margins is damaging the character of the landscape, creating visual intrusion and extending the urban edge into the floodplain valleys
- ♦ seek to protect the open and unsettled character of the landscape
- ♦ locate new development on previously developed land or near to existing settlements
- ♦ avoid greenfield sites
- ♦ use innovative and high quality design and planning to minimise impacts
- ♦ provide tree planting on settlement fringes
- ♦ establish the perception of development within a well treed landscape

³ East Midlands Regional Landscape Character Assessment, LDA Design & Natural England, April 2010

LCT 10A: Forest Hills and Ridges

Key Characteristics

- ♦ broad elevated plateaux and ridges
- ♦ extensive scenic woodland, which on elevated ground provide a backdrop
- ♦ medium to large arable fields
- ♦ clipped hedges with intermittent trees
- ♦ mature parkland and estates
- ♦ sparsely populated and tranquil character
- ♦ distinctive villages typically in sheltered locations and along valleys
- ♦ use of local stone in villages

Landscape Change and Management

- ♦ inappropriate residential development can be particularly damaging, eroding architectural and historic character, and creating visual intrusion
- ♦ protect the rural character
- ♦ ensure appropriate design and scale of new development
- ♦ use of design statements
- ♦ use innovative and high quality design and planning to minimise impacts

County Context

- 3.6 The Northamptonshire Current Landscape Character Assessment (NCLCA)⁴ was prepared at the County scale, but is sufficiently detailed to provide an effective District scale assessment. Whilst based on the character of landscape nearly a decade ago, the landscape has not significantly changed during this period. The methodology applied follows best practice that is still applicable at the present time. The NCLCA is considered to provide a reliable and robust source of data for the Study. The Study Area covers four LCTs and five LCAs (refer to Figure 03), indicating the diversity of landscape character within the immediate vicinity of Cottingham and Middleton. Further guidance on appropriate management of the landscape and the suitability and location of development is provided within the NCLCA Strategy and Guidelines⁵. The key characteristics, strength of character, condition and sensitivity of these LCAs, are set out below.

⁴ Current Landscape Character Assessment, Strategic Framework Study, Northamptonshire County Council, November 2006

⁵ Current Landscape Character Assessment, Strategic Framework Study, Northamptonshire County Council, November 2006

| LCA 7A Wooded Clay Plateau: Rockingham Plateau | | | | |
|---|----------|--------------------------|-------------------------|---|
| Key Characteristics | | | | |
| <ul style="list-style-type: none">Largely flat plateau with some localised minor undulationsLarge to medium/large arable fields of regular and sub-regular shape with some pastureExtensive woodland cover, much of which is ancient woodland and provided historic royal hunting groundsWoodland often provides distinctive skyline features framing viewsA number of historic landscape parklandsModerately well settled, generally on lower valley slopes above watercourses | | | | |
| Strategy & Guidelines | | | | |
| <ul style="list-style-type: none">Retention and enhancement of intrinsic sense of remoteness and tranquillityRetention of contrast between open agricultural fields, contained by wooded skyline with long distance views, and the more intimate and intricate valleysNew development should make reference to local vernacular, styles, materials, layout and landscape featuresConserve sense of exposure and extensive views from prominent locations on the plateauConserve historic parkland character, historic features, tree groups, estate villages and monumentsReflect distinctive settlement pattern, retaining a sparsely populated plateau and limiting settlement to valleysAvoid urban fringe influences by ensuring good settlement edge treatments, softened with woodland plantingConserve intimate relationship between villages and their landscape setting | | | | |
| STRENGTH OF CHARACTER | | WEAK | MODERATE | STRONG |
| S1 Impact of landform* | | Insignificant | Apparent | Dominant/ Prominent |
| S2 Impact of landcover* | | Insignificant | Apparent | Dominant/ Prominent |
| S3 Historic pattern* | | Insignificant | Apparent | Dominant /Prominent |
| S4 Tranquillity | | Discordant | Moderate | Tranquil |
| S5 Distinctiveness/rarity | | Frequent | Unusual | Unique/ rare |
| S6 Visual unity | | Incoherent | Coherent | Unified |
| Totals * Prime character categories if tie | | 0 | 1 | 5 |
| CONDITION | | POOR | MODERATE | GOOD |
| C1 Landcover Change | | Widespread | Localised | Insignificant |
| C2 Age Structure of Tree Cover | | Over mature | Mature or young | Mixed |
| C3 Extent of semi-natural habitat survival* | | Relic | Scattered | Widespread/Linked |
| C4 Management of semi-natural habitats | | Poor | Not obvious | Good |
| C5 Survival of cultural pattern (fields and hedges) * | | Declining/Relic | Interrupted | Intact |
| C6 Impact of built development* | | High | Moderate | Low |
| Totals * Prime condition categories if tie | | 0 | 5 | 1 |
| MATRIX | | | | |
| Condition | Good | Strengthen and reinforce | Conserve and strengthen | Safeguard and manage |
| | Moderate | Improve and reinforce | Improve and conserve | Conserve and restore |
| | Poor | Reconstruct | Improve and restore | Restore condition to maintain character |
| | | Weak | Moderate | Strong |
| | | Strength of Character | | |
| Value: Moderate-High | | | | |

LCA 13E Undulating Hills and Valleys: Stoke Albany and Ashley

Key Characteristics

- Undulating landform of hills and valleys allows extensive views from hill top locations over the Welland Valley
- Mixture of arable, horticulture and pasture, with small pockets of neutral grassland
- Small to large fields, enclosed by strong hedgerow network that emphasize the rolling landform
- Isolated broadleaved copses and limited mixed woodland
- Varied pattern of settlement, contrasting from areas that are well settled to rural areas with isolated farms

Strategy & Guidelines

- Control of development and change, to conserve and enhance the balance of rural elements that contribute to the agricultural landscape
- Valued intact historic landscape should be retained
- Large scale development should be resisted particularly in open and remote areas
- Development may need to be accommodated within areas adjacent to principle settlements
- Limited development may be appropriate within lower secluded locations and rural villages
- Developments should make reference to effect on landscape resource, wider setting and details of local vernacular, styles, materials, layout, and features
- Create vibrant, visually appealing, and functional urban and rural fringes

| STRENGTH OF CHARACTER | WEAK | MODERATE | STRONG |
|---|-----------------|--------------------|----------------------------|
| S1 Impact of landform* | Insignificant | Apparent | Dominant/ Prominent |
| S2 Impact of landcover* | Insignificant | Apparent | Dominant/ Prominent |
| S3 Historic pattern* | Insignificant | Apparent | Dominant/ Prominent |
| S4 Tranquillity | Discordant | Moderate | Tranquil |
| S5 Distinctiveness/rarity | Frequent | Unusual | Unique/rare |
| S6 Visual unity | Incoherent | Coherent | Unified |
| Totals * Prime character categories if tie | 0 | 1 | 5 |
| CONDITION | POOR | MODERATE | GOOD |
| C1 Landcover Change | Widespread | Localised | Insignificant |
| C2 Age Structure of Tree Cover | Over mature | Mature or young | Mixed |
| C3 Extent of semi-natural habitat survival* | Relic | Scattered | Widespread/ Linked |
| C4 Management of semi-natural habitats | Poor | Not obvious | Good |
| C5 Survival of cultural pattern (fields and hedges) * | Declining/Relic | Interrupted | Intact |
| C6 Impact of built development* | High | Moderate | Low |
| Totals * Prime condition categories if tie | 0 | 2 | 4 |

MATRIX

Condition

Good

Moderate

Poor

Strengthen and reinforce

Improve and reinforce

Reconstruct

Conserve and strengthen

Improve and conserve

Improve and restore

Safeguard and manage

Conserve and restore

Restore condition to maintain character

Weak

Moderate

Strong

Strength of Character

Value: High

LCA 15B Farmed Scarp Slopes: Cottingham to Harringworth

Key Characteristics

- ◆ Relatively steep scarp slope, with lower gentle valley slopes rising to form steeper upper slopes
- ◆ Landform creates a backdrop to the River Welland and allows extensive views over the floodplain
- ◆ Arable, horticulture and pasture, with evidence of geometric field system around Cottingham
- ◆ Steep slopes reduce suitability of agricultural use and lead to increased presence of woodland blocks
- ◆ Settlement restricted to small and moderately sized villages, with Cottingham forming the largest settlement extending up and along the valley slopes
- ◆ Beyond settlements the landscape retains a rural landscape with no dwellings and only minor roads
- ◆ Ridge and furrow in areas of permanent pasture

Strategy & Guidelines

- ◆ Avoid development that adversely affects the balanced mosaic of land use on the visible scarp
- ◆ Prominent buildings and structures should be avoided where they would breach the skyline
- ◆ Locations towards the base of the scarp slope provide greater opportunity for accommodating sensitively designed developments that can be integrated with existing settlements and landscape
- ◆ Where development occurs, buildings should relate to local vernacular, styles, materials and layout
- ◆ Conserve and enhance woodland as an important component through further establishment
- ◆ Conserve wide and dramatic vistas across the Welland Valley
- ◆ Encourage land uses that strengthen visual separation between the steeper scarp slopes and plateau and valley bottom
- ◆ Conserve the sparse settlement cover
- ◆ Locate and design new development to conserve the appearance and setting of villages

| STRENGTH OF CHARACTER | WEAK | MODERATE | STRONG |
|---|---------------|-----------------|----------------------------|
| S1 Impact of landform* | Insignificant | Apparent | Dominant /Prominent |
| S2 Impact of landcover* | Insignificant | Apparent | Dominant/ Prominent |
| S3 Historic pattern* | Insignificant | Apparent | Dominant/ Prominent |
| S4 Tranquillity | Discordant | Moderate | Tranquil |
| S5 Distinctiveness/rarity | Frequent | Unusual | Unique /rare |
| S6 Visual unity | Incoherent | Coherent | Unified |
| Totals * Prime character categories if tie | 0 | 1 | 5 |

| CONDITION | POOR | MODERATE | GOOD |
|---|-----------------|------------------|----------------------|
| C1 Landcover Change | Widespread | Localised | Insignificant |
| C2 Age Structure of Tree Cover | Over mature | Mature or young | Mixed |
| C3 Extent of semi-natural habitat survival* | Relic | Scattered | Widespread/Linked |
| C4 Management of semi-natural habitats | Poor | Not obvious | Good |
| C5 Survival of cultural pattern (fields and hedges) * | Declining/Relic | Interrupted | Intact |
| C6 Impact of built development* | High | Moderate | Low |
| Totals * Prime condition categories if tie | 0 | 2 | 4 |

| MATRIX | Condition | Good | Strengthen and reinforce | Conserve and strengthen | Safeguard and manage |
|--------|-----------|-----------------------|--------------------------|-------------------------|---|
| | | Moderate | Improve and reinforce | Improve and conserve | Conserve and restore |
| | | Poor | Reconstruct | Improve and restore | Restore condition to maintain character |
| | | Weak | Moderate | Strong | |
| | | Strength of Character | | | |
| | | Value: High | | | |

LCA 18I Broad River Valley Floodplain: The Welland – Market Harborough to Cottingham

Key Characteristics

- ♦ Broad flat floodplain forming part of the extensive Welland Valley
- ♦ Low hillocks form prominent landmarks within the floodplain to the west and north of East Carlton
- ♦ Arable and pastoral fields of varying size
- ♦ Limited presence of woodland, with trees limited to hedgerows along watercourse and roads
- ♦ Main settlement is Stoke Albany, with the landscape otherwise rural with isolated farms and dwellings
- ♦ A typical open landscape with wide views across the floodplain with occasional local visual constraints
- ♦ Access is largely limited to minor roads that cross the valley and infrequent rights of way

Strategy & Guidelines

- ♦ Development and change should be controlled with the objective of conserving and enhancing the simplicity of the quiet and open pastoral landscape
- ♦ General presumption against development within the floodplain
- ♦ Sensitive integration of development is particularly required to avoid harm in a very visible landscape that is overlooked from more elevated land
- ♦ Development should make reference to local vernacular, styles, materials, layout and features
- ♦ Intricate pattern of tree cover should be preserved and avoid extensive woodland
- ♦ Resist significant new development, limiting development to locations in close proximity to existing villages and where flood risk is minimised

| STRENGTH OF CHARACTER | | WEAK | MODERATE | STRONG |
|---|----------|--------------------------|-----------------------------|---|
| S1 Impact of landform* | | Insignificant | Apparent | Dominant/Prominent |
| S2 Impact of landcover* | | Insignificant | Apparent | Dominant/Prominent |
| S3 Historic pattern* | | Insignificant | Apparent | Dominant/Prominent |
| S4 Tranquillity | | Discordant | Moderate | Tranquil |
| S5 Distinctiveness/rarity | | Frequent | Unusual | Unique/rare |
| S6 Visual unity | | Incoherent | Coherent | Unified |
| Totals * Prime character categories if tie | | 1 | 4 | 1 |
| CONDITION | | POOR | MODERATE | GOOD |
| C1 Landcover Change | | Widespread | Localised | Insignificant |
| C2 Age Structure of Tree Cover | | Over mature | Mature or young | Mixed |
| C3 Extent of semi-natural habitat survival* | | Relic | Scattered | Widespread/Linked |
| C4 Management of semi-natural habitats | | Poor | Not obvious | Good |
| C5 Survival of cultural pattern (fields and hedges) * | | Declining/Relic | Interrupted | Intact |
| C6 Impact of built development* | | High | Moderate | Low |
| Totals * Prime condition categories if tie | | 0 | 4 | 2 |
| MATRIX | | | | |
| Condition | Good | Strengthen and reinforce | Conserve and strengthen | Safeguard and manage |
| | Moderate | Improve and reinforce | Improve and conserve | Conserve and restore |
| | Poor | Reconstruct | Improve and restore | Restore condition to maintain character |
| | | Weak | Moderate | Strong |
| | | Strength of Character | | |
| | | Value: Moderate | | |

LCA 18J Broad River Valley Floodplain: The Welland – Cottingham to Wakerley

Key Characteristics

- ♦ Broad flat floodplain forming part of the extensive Welland Valley
- ♦ Medium to large scaled arable and pastoral fields bound by hedgerows of varying condition and post and wire fences
- ♦ Introduction of localised horsiculture has created conspicuous features and an untidy and fragmented appearance
- ♦ Limited presence of woodland, with trees limited to hedgerows along watercourse and roads
- ♦ Church spires form local landmarks within villages on the fringes of the floodplain
- ♦ Landscape otherwise rural with isolated farms and dwellings
- ♦ Open landscape with wide views across the floodplain
- ♦ Access is limited to minor roads that cross the valley and infrequent rights of way

Strategy & Guidelines

- ♦ Development and change should be controlled with the objective of conserving and enhancing the simplicity of the quiet and open pastoral landscape
- ♦ General presumption against development within the floodplain
- ♦ Sensitive integration of development is particularly required to avoid harm in a very visible landscape that is overlooked from more elevated land
- ♦ Development should make reference to local vernacular, styles, materials, layout and features
- ♦ Intricate pattern of tree cover should be preserved and avoidance of extensive woodland
- ♦ Resist significant new development, limiting development to locations in close proximity to existing villages and where flood risk is minimised

| STRENGTH OF CHARACTER | WEAK | MODERATE | STRONG |
|---|----------------------|-----------------|--------------------|
| S1 Impact of landform* | Insignificant | Apparent | Dominant/Prominent |
| S2 Impact of landcover* | Insignificant | Apparent | Dominant/Prominent |
| S3 Historic pattern* | Insignificant | Apparent | Dominant/Prominent |
| S4 Tranquillity | Discordant | Moderate | Tranquil |
| S5 Distinctiveness/rarity | Frequent | Unusual | Unique/rare |
| S6 Visual unity | Incoherent | Coherent | Unified |
| Totals * Prime character categories if tie | 1 | 4 | 1 |

| CONDITION | POOR | MODERATE | GOOD |
|---|-----------------|------------------------|-------------------|
| C1 Landcover Change | Widespread | Localised | Insignificant |
| C2 Age Structure of Tree Cover | Over mature | Mature or young | Mixed |
| C3 Extent of semi-natural habitat survival* | Relic | Scattered | Widespread/Linked |
| C4 Management of semi-natural habitats | Poor | Not obvious | Good |
| C5 Survival of cultural pattern (fields and hedges) * | Declining/Relic | Interrupted | Intact |
| C6 Impact of built development* | High | Moderate | Low |
| Totals * Prime condition categories if tie | 0 | 4 | 2 |

MATRIX

| | | | | |
|-----------|----------|--------------------------|-------------------------|---|
| Condition | Good | Strengthen and reinforce | Conserve and strengthen | Safeguard and manage |
| | Moderate | Improve and reinforce | Improve and conserve | Conserve and restore |
| | Poor | Reconstruct | Improve and restore | Restore condition to maintain character |
| | | Weak | Moderate | Strong |

Strength of Character

Value: Moderate

4 LANDSCAPE SENSITIVITY AND LANDSCAPE CAPACITY

Methodology

- 4.1 The methodology to assess the capacity of the landscape to accommodate residential and commercial development is based on the guidance in the Landscape Character Assessment Topic Paper 6⁶. Topic Paper 6 forms part of a suite of Topic Papers on landscape character assessment and support the Landscape Character Assessment Guidelines for England and Scotland. Whilst the work was undertaken over a decade ago, it remains as best practice promoted by Natural England. Topic Paper 6 provides specific guidance on defining the sensitivity and capacity of a landscape to accommodate different types of development. Accordingly, the methodology developed for this study adopts the following premise that:

"existing landscape features + visual sensitivity = Overall Landscape Sensitivity"

- 4.2 A number of criteria have been selected to identify both existing landscape features and visual sensitivities. These criteria reflect both the national guidance in Topic Paper 6 and the particular circumstances for the rural landscape adjacent to Cottingham and Middleton.
- 4.3 The criteria are grouped into primary factors (representing features that are more permanent in the landscape, such as landform) and secondary factors (representing features that are of a more temporary or transient nature).
- 4.4 The following criteria have been selected to reflect existing landscape features:
- slope analysis (primary)
 - vegetation enclosure (primary)
 - the complexity and scale of the landscape (secondary)
 - the condition of the landscape (secondary)
- 4.5 The following criteria have been selected to reflect visual sensitivity:
- openness to public view (secondary)
 - openness to private views (secondary)
 - relationship with existing urban built form (primary)
 - prevention of coalescence (primary)
 - scope to mitigate the development (primary)
- 4.6 It is recognised that Topic Paper 6 refers to a wider range of factors within what is termed Landscape Character Sensitivity. However, in the context of this Study these are not considered to

⁶ Landscape Character Assessment Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity, The Countryside Agency and Scottish Natural Heritage, January 2004

be relevant and would be picked up as part of other evidence base work e.g. nature conservation and cultural heritage features. It is considered that for the purpose of this assessment the main relevant existing landscape and visual factors are addressed in the above categories. These have been incorporated into the field survey forms used for each Parcel (refer to Appendix 2).

- 4.7 The Overall Landscape Sensitivity provides an evaluation of the sensitivity of a Parcel in broad strategic terms. In order to assess the Overall Landscape Capacity of a land parcel, 'landscape value' was added to the equation, as follows.

"Overall Landscape Sensitivity + Landscape Value = Overall Landscape Capacity"

- 4.8 Landscape value can be measured in a number of ways e.g. statutory landscape designations, local landscape designations, other ecological/cultural heritage designations, and local perceived value. There are no statutory landscape designations. The local landscape designation of Special Landscape Area covers the whole of the Study Area, and whilst this indicates a landscape of high local value, it is no longer supported by the emerging Local Plan. This is due current Government best practice, which discourages the use local landscape designations and recommends reliance on local landscape character assessment. There are other related designations such as the Conservation Areas, listed buildings, East Carlton Countryside Park, and open spaces, (refer to Figure 01), which provide some indication of related value. Consequently, an alternative means of measuring value has been based on the Strength of Character and Condition of the LCAs in which the Parcels are located, which has in turn been based on the NCLCA and associated Strategy and Guidelines. This is a principle that is supported in the GLVIA paragraphs 5.27-5.31. Landscape Value is determined on the basis of the same five point scale used within Stage 1 to define LCAs within the Study Area.

- 4.9 To assess the landscape capacity of a Parcel to accommodate development, certain assumptions need to be applied. For the purposes of this Study it is assumed that development will include mainly two to two and half storey residential units. It is not anticipated that there would be a need for taller structures, except in limited situations, but if a Parcel is considered able to accommodate three storey buildings, this is identified in the description of the Parcel.

- 4.10 Each Parcel was assessed against the criteria noted above, using a 5-point scale from most suitable to least suitable (A to E), guided by a definitions/descriptions that have been developed for this Study to reflect local characteristics (refer to Appendix 1). This has been used for each Parcel to determine a score for: Landscape Sensitivity Profile; and Overall Capacity Profile. To build in weighting for the primary and secondary factors, a 1.5 x weighting is applied to primary factors.

| | |
|-----------|--------------------------------|
| 27 – 33.5 | Low Landscape Capacity |
| 34 – 40.5 | Medium-Low Landscape Capacity |
| 41 – 47.5 | Medium Landscape Capacity |
| 48 – 54.5 | Medium-High Landscape Capacity |
| 55 – 61.5 | High Landscape Capacity |

The Overall Capacity Profile score identifies the Parcel's capacity based on the adjacent range.

4.11 The principle of applying a numerical scale to define landscape capacity, is used to help provide transparency through the field judgement process. However, it should be emphasized that scores should not be regarded as a precise and definitive judgement, but merely as a means to establish relative capacity and no absolute conclusion should be drawn from the numerical totals. The influence of individual criteria in a given Parcel and in the context of the wider Landscape Character should also be given due consideration. Those Parcels that are borderline in terms of suitability, are considered based the overall spread and balance of the profiles and scope to mitigate in making a final judgement. To aid these considerations a commentary of the key points has been provided for each Parcel.

4.12 A general commentary is provided for each land parcel based on the key characteristics and distinctive features. Parcels that have a Medium, Medium-High or High landscape capacity are considered to be the most likely to be suitable as potential location for development. Parcels with a Low-Medium capacity are considered to be typically unsuitable for development, but there may be limited potential for carefully and sympathetically located development. Further detail regarding the type, nature and principles for development are described within each Parcel that has a capacity of Medium and above to help provide guidance in identifying the most suitable location for the residential development and the strategic layout for future development. Brief details are provided in relation to Low-Medium capacity, where limited development may be appropriate.

Landscape Value

4.13 The Local LCAs, set out in the tables within paragraph 3.6, identify the following landscape value:

- | | |
|---|----------------------|
| ♦ LCA7a: Clay Plateau: Rockingham Plateau | Moderate-High |
| ♦ LCA13e: Undulating Hills and Valleys: Stoke Albany & Ashley | High |
| ♦ LCA15b: Farmed Scarp Slopes: Cottingham to Harringworth | High |
| ♦ LCA18e: Broad River Valley Floodplain: | |
| The Welland, Market Harborough to Cottingham | Moderate |
| ♦ LCA18e: Broad River Valley Floodplain: | |
| The Welland, Cottingham to Wakerley | Moderate |

4.14 Cottingham and Middleton lie within a transitional landscape from the plateau area to the south-east falling on the steep scarp slopes to the valley floodplain in the north-west. The highest value landscape is the distinctive and prominent scarp slopes, forming a backdrop to the Welland Valley floodplain and is particularly sensitive to change. The landscape as a whole is largely rural and often tranquil with limited influence from development. There is a distinct settlement pattern, typically small settlements on the fringes of the floodplain and lower slopes of the scarp, as well as the plateau. The latter is more noticeably affected by the expansion of Corby. The landscape also has some important historic influences, particularly to the north-east with the presence of

Rockingham Hall and Rockingham Forest, but also more locally with East Carlton Hall and Countryside Park, ancient woodland and ridge and furrow.

- 4.15 Guidance for all LCAs is to avoid large or intrusive development with the need for careful and sympathetic location of development. Due to large parts of the landscape being rural and unsettled, the objective is to protect and conserve this characteristic, by restricting development to existing settlement locations. This should be done to reflect existing settlement pattern and layout, and incorporate at an appropriate and sympathetic scale. In particular development should be avoided on the steeper upper scarp slopes, and where this would punctuate and effect the skyline, whether on the scarp or plateau. Equally, historic parkland, estate villages, features and monuments should be conserved by avoiding new development. Panoramic and wide views should be protected whether on the scarp, plateau edge or floodplain. Development may be appropriate on the lower scarp slopes, subject to preserving the mosaic of land use, and potentially where located on the fringes of the floodplain. Where development is required on the floodplain this should be located to minimise flood risk.
- 4.16 Where development is provided, this should be of high quality and take reference to local vernacular, style, layout, appearance and materials. This is particularly strong in the historic cores of Middleton and Cottingham, both in terms of layout and form, and in the use of limestone and ironstone. Attention should also be given to the urban and rural fringes, so as to sympathetically relate to the characteristics of the adjoining landscape, which is likely to require the addition of woodland or hedgerows and trees.

Parcels

- 4.17 12 parcels have been defined as illustrated on Figure 04. Details regarding each parcel are set out in Appendix 2. A summary of parcel landscape capacity is set out in the table opposite (refer also to Figure 05).

| Capacity | Parcel No. |
|-------------|-------------------|
| Low | 4, 5, 7, 8, 9, 12 |
| Medium-Low | 1, 10, 11 |
| Medium | 2, 3, 6 |
| Medium-High | |
| High | |

- 4.18 The capacity of the Parcels to accommodate residential development reflects a similar pattern to landscape value i.e. broadly the greatest capacity lies within the valley bottom and the least capacity on the scarp. However, the definition of Parcels indicates some important localised variations and caveats regarding the location of development. Parcels 1, 2 and 3 have potential capacity for development. However, whilst lying outside Flood Zone 2 and much of Flood Zone 3 (refer to Figure 01 for the extent of the Flood Alert Area), they nevertheless lie within the extensive parts of the floodplain. Consequently, Flood Risk Assessments would need to be undertaken to determine whether they are suitable locations for development. Parcel 2, and to a

lesser extent Parcel 3, has medium to large open fields that are clearly visible from elevated locations. Parcel 3 has been affected by the presence of a relatively large plant nursery, with some associated intrusive features and, having recently closed, provides the potential opportunity for enhancements as part of a residential development. However, there is little physical or visual association with the existing settlement pattern and built form of Cottingham and Middleton. Consequently, any development of a notable size would have an intrusive effect on the landscape of the floodplain and views within and across the Welland Valley. Parcel 1 has smaller contained pastoral field with tall hedgerows, and whilst there is some limited influence from horsiculture, and the presence of houses on the edge of Middleton, the Parcel retains a predominantly rural character, with few detractive features, and important local views across the Welland Valley from the Jurassic Way. Due to the proximity of the western edge of Middleton, there is the potential for some small scale, contained residential development adjacent to the existing settlement edge.

- 4.19 In general, the scarp is composed of a relatively steep slope, trees and grassland that forms an important backdrop to the River Welland, with wide panoramic views across the valley, that would make the scarp unsuitable for development. However, there may have potential for some very limited residential development, i.e. in Parcel 10 where visual containment is provided by the close alignment of tall hedges and mature trees. Other factors provide additional aspects of sensitivity to change on the scarp, including: the historical influences of East Carlton Hall and Park (Parcel 12); historical setting and visual context of Cottingham Hall (Parcel 9); open pastoral farmland (Parcel 4); landscape and ecological features (Parcel 12 – mature trees and woodland) and (Parcel 9 and 10 – tall hedges and mature individual trees).
- 4.20 The landscape of the plateau has some important localised variations in landform, vegetation pattern, historical influences, and the existing visual influence of the recent and historical settlement pattern within Cottingham and Middleton. Parcel 7 and 8 incorporate localised valleys, undulating landforms, ridge and furrow, that exhibits a distinctive, largely well conserved and locally important historic landscape. The two parcels provide relic elements of a pastoral landscape, but have been influenced differently by the expansion of Cottingham. Parcel 8 retains a rural, tranquil character with little or no influences from built features, forming an area of local open space and with no detractive features. In contrast Parcel 7 is clearly affected by the visual prominence of the 20th century extension of Cottingham to the east of the village. The elevated location of the village extension, poor townscape character and boundary treatments, and other associated urban fringe effects, have eroded the rural and visual character of the Parcel. It is recommended that no further erosion from development should be permitted, with the objective of conserving and enhancing the retained rural character.
- 4.21 Parcel 6 has a medium capacity for residential development, due to its location away from the prominent and visually sensitive plateau fringe on the edge of the scarp, and from the existing physical and visual influences of the 20th century extension of Cottingham. However, the Parcel is composed of moderately large open fields, which if fully developed would have a notable effect on

the physical separation and coalescence with Corby. Consequently, development should be limited to the western part of the Parcel and appropriate boundary treatments provided. Parcel 11 lies on the fringe of the scarp with the western part having an open aspect that is visible across the Welland Valley. There would also be adverse effects on views from the adjacent Jurassic Way. Any development within this part would have significant effects on views from within and across the valley and should not be permitted. Typically, development within the Parcel would adversely affect its well defined rural and tranquil character. However, some limited residential development may be suitable within the localised dry valley to the east of the Parcel.

5 RECOMMENDATIONS

- 5.1** The landscape within the vicinity of Cottingham and Middleton is defined by the Welland Valley, which has a high local landscape value and is sensitive to change from development. Moderate to large scale residential developments within this landscape would be inappropriate and should be avoided. However, there is some capacity for relatively small scale residential developments within the context of the existing settlement pattern. Location should be on the basis of there being limited or no adverse effects on the landscape character and views within or across the Welland Valley and where there would be no adverse effect on historic landscapes, buildings or features. This is likely to be within the floodplain or on the plateau, away from the scarp and adjacent to the settlement edge.
- 5.2** Due to the sensitivity of the landscape and the presence of the two conservation areas, it is important that any development is of high quality and echoes local distinctiveness. Where residential development occurs, this should reflect the settlement pattern of the two villages and incorporate or make references to the built form and materials found within the historic core of the villages or as otherwise reflected in local distinctiveness. This should include the use of limestone, ironstone, slate, clay pantiles.
- 5.3** Developments should integrate with both the existing townscape and landscape, and create an appropriate and sympathetic new urban and rural edge. This should avoid reflecting some of the poor quality and harsh settlement boundary edges that have occurred in the latter half of the 20th century. Future residential development has the potential to address some of these existing poor urban and rural edges, as occurs within Parcel 2 and adjacent to Berry Field Road, by providing higher quality built development and a more sympathetic landscape edge. Appropriate boundary treatment, would depend on the adjacent landscape characteristics, e.g. within the floodplain this could include the use of open space, hedgerows and trees, where as on the plateau this is more likely to be woodland planting. Further details and guidance is provided within the Parcel descriptions within Appendix 2.

Appendix 1: Landscape Capacity Criteria

| Criteria group | Criteria | Measurement of criteria | Comments |
|-----------------------------|--|--|---|
| Existing Landscape Features | Slope analysis | <p>A= Plateau/gently undulating</p> <p>B= Rolling /undulating landform providing some enclosure</p> <p>C= Tributary valleys/lower valley slopes/gentle side slopes</p> <p>D= Elevated landforms, plateau edge, ridges</p> <p>E= Prominent steep slopes on valley sides</p> | |
| | Enclosure by vegetation | <p>A= Enclosed by mature vegetation – extensive treebelts/woodland</p> <p>B= Semi-enclosed by vegetation - moderate woodland cover, good quality tall hedgerows/ hedgerows with hedgerow trees</p> <p>C= Moderate enclosure by vegetation - scattered small woodlands, fragmented shelterbelts and/or medium to low hedgerows</p> <p>D= Limited/poor hedges (with no trees) and/or isolated copses</p> <p>E= Largely open with minimal vegetation</p> | |
| | Complexity/ Scale | <p>A= Extensive simple landscape with single land uses</p> <p>B= Large scale landscape with limited land use and variety</p> <p>C= Large scale landscape with variations in pattern, texture and scale or medium scale with limited variety</p> <p>D= Small or medium scale landscape with a variety in pattern, texture and scale</p> <p>E= Intimate and organic landscape with a richness in pattern, texture and scale</p> | |
| | Landscape Character Quality/ Condition | <p>A= Area of weak character in a poor condition</p> <p>B= Area of weak character in a moderate condition or of a moderate character in a poor condition</p> <p>C= Area of weak character in a good condition or of a moderate character in a moderate condition or of a strong character in a poor condition</p> <p>D= Area of moderate character in a good condition or of a strong character in a moderate condition</p> <p>E= Area of strong character in a good condition</p> | The condition of the landscape partially reflects the active management of the landscape for agriculture, amenity uses or nature conservation. |
| Visual Factors | Openness to public view | <p>A= Parcel is well contained from public views</p> <p>B= Parcel is generally well contained from public views</p> <p>C= Parcel is partially contained from public</p> | Public views will include views from roads, rights of way and public open space. The evaluation considers a summer and winter evaluation. However due to the time of the study the winter evaluation was estimated based on the |

| Criteria group | Criteria | Measurement of criteria | Comments |
|------------------------------|---|---|---|
| | | views D= Parcel is moderately open to public views E= Parcel is very open to public views | character of the vegetation. This criterion is also considered in association with 'Scope to mitigate the development' criteria. Score will depend on the extent of the visibility from all the Parcel perimeters and the rights of way through Parcel. |
| | Openness to private view | A= Parcel is well contained from private views B= Parcel is generally well contained from private views C= Parcel is partially contained from private views D= Parcel is moderately open to private views E= Parcel is very open to private views | This relates to private views from residential properties. The evaluation considers a summer and winter evaluation. However due to the time of the study the winter evaluation was estimated based on the character of the vegetation. This criterion is also considered in association with 'Scope to mitigate the development' criteria. The score will depend on the extent of visibility from all the Parcel perimeters and the number of properties with views. |
| | Relationship with existing urban conurbations | A= Location where built development will form a natural extension of an adjacent part of urban fabric B= Location where built development will form some close associations with the existing parts of urban fabric C= Location where built development will form some moderate associations with existing urban fabric D= Location where built development will only form some limited associations with the existing urban fabric due to major obstacles E= Location where development will be isolated from and not form any relationship with existing urban fabric | Considers the relationship of the Parcel to the existing urban form. The intention it is to understand the relationship with the existing urban fabric of Cottingham/Middleton. Consideration is also given to the extent of openness of the urban fringe, and the density/scale of existing development, as well as location relative to settlement layout. This will also include existing levels of connectivity and potential for future connectivity. |
| | Prevention of coalescence of settlements | A= Development would not compromise any separation B= Development would have slight impact on separation C= Development would have moderate impact on separation D= Development would significantly compromise separation E= Development would cause complete coalescence | In considering the effects on coalescence, the main consideration is the extension of Cottingham and Middleton in relation to Corby and East Carlton. |
| Potential Landscape Features | Scope to mitigate the development | A= Good scope to provide mitigation in the short to medium term in harmony with existing landscape pattern B= Good scope to provide mitigation in the medium term and in keeping with existing landscape pattern C= Moderate scope to provide mitigation in the medium term broadly in keeping with existing landscape pattern | The ability of the landscape to provide effective mitigation that is not harmful. This is based on a number of factors including: scale; enclosure; pattern; type and maturity of the vegetation; movement; and visibility of the Parcel |

| Criteria group | Criteria | Measurement of criteria | Comments |
|-----------------|---|---|---|
| | | <p>D= Limited scope to provide adequate mitigation in keeping with the existing landscape in the medium term</p> <p>E= Very limited scope to provide adequate mitigation in the medium to long term</p> | |
| Landscape Value | LCA Strength of Character and Condition | <p>A= Location where built development will have no impact</p> <p>B= Location where built development will have minor impact on an area of Moderate or High Landscape Value</p> <p>C= Location where built development will have a noticeable impact on an area of Moderate or High Landscape Value</p> <p>D= Location where built development will have a prominent impact on an area of Moderate or High Landscape Value</p> <p>E= Location where built development would have an extensive impact on an area of Moderate or High Landscape Value</p> | This criteria is used as a proxy for Landscape Value in the absence of specific stakeholder consultation, and designations. This links to the relative landscape value identified as part of the assessment of landscape character, based on the NCLCA with value relating to High or Moderate-High Value |

Appendix 2: Parcel Capacity Analysis

| Landscape Sensitivity Appraisal – Survey Form | | | |
|---|--|----------------|---------|
| Landscape | LCA 18i Broad River Valley Floodplain: The | Size: | ha |
| Character Area: | Welland – Market Harborough to Cottingham | | |
| Parcel No: | 1 | | |
| Surveyors: | GF | Date Surveyed: | 5/11/14 |

| Criteria GroupCriteriaImportance | | | A | B | C | D | E | Total |
|---|--|----------------|---|---|---|---|---|-------|
| 1Landscape Features | | | | | | | | |
| | Slope analysis | Primary (1.5x) | | | ✓ | | | 4.5 |
| | Vegetation enclosure | Primary (1.5x) | | | ✓ | | | 4.5 |
| | Complexity/ Scale | Secondary (1x) | | | | ✓ | | 2 |
| | Condition | Secondary (1x) | | | | ✓ | | 2 |
| Sub Total | | | 0 | 0 | 2 | 2 | 0 | 13 |
| 2Visual Factors | | | | | | | | |
| | Openness to public view | Secondary (1x) | | | | ✓ | | 2 |
| | Openness to private view | Secondary (1x) | | | | ✓ | | 2 |
| | Relationship with existing urban conurbation | Primary (1.5x) | | | ✓ | | | 4.5 |
| | Prevention of coalescence | Primary (1.5x) | ✓ | | | | | 7.5 |
| | Scope to mitigate the development | Primary (1.5x) | | ✓ | | | | 6 |
| Sub Total | | | 1 | 1 | 1 | 2 | 0 | 22 |
| 3Landscape Value | | | | | | | | |
| | LCA strength of character and condition | Secondary (1x) | | | ✓ | | | 3 |
| Sub Total | | | 0 | 0 | 1 | 0 | 0 | 3 |
| Overall Capacity Profile (1 + 2 + 3) | | | 1 | 1 | 4 | 4 | 0 | 38 |

Overall Capacity = Medium-Low

Description of Parcel No. 1

General Commentary

The Parcel is located on the bottom of the southern valley slope and valley bottom of the River Welland. The landscape is characterised by pasture and paddocks, enclosed by tall hedges forming a linear field network of small to medium sized fields. Some post and wire fencing around paddocks. Scattered tall mature trees form distinctive features. Vegetation creates a moderate level of enclosure.

The lower valley slopes rise on the southern edge of the Parcel to the Jurassic Way, where there are open attractive views across the Welland Valley. The Jurassic Way and Ashley Road provide the main location for public views into the Parcel. The edge of the Middleton is evident to the south-east of the Parcel, where two storey stone houses and rear gardens define the built edge and where there are open private views across the Parcel.

The landscape has a strong character that is in a moderate condition, with few detractive features.

The proximity to the edge of the relatively open boundary with Middleton provides a moderate association with the urban fabric, and the scale of the landform, presence of tall vegetation provides a relatively good scope for mitigation.



Guidelines for Development and Mitigation Measures

(Where development is assessed as potentially being suitable i.e. Medium to High Overall Capacity)

The Parcel has a Medium-Low capacity for accommodating residential development. The Parcel has limited ability to accommodate additional housing. Small scale residential development could be incorporated, if sympathetically located in relation to the existing settlement and field pattern. Development should reflect local materials, similar to the recent houses on Ashley Road.

| Landscape Sensitivity Appraisal – Survey Form | | | |
|---|--|----------------|---------|
| Landscape Character | LCA 18i Broad River Valley Floodplain: The | Size: | ha |
| Area: | Welland – Market Harborough to Cottingham | | |
| Parcel No: | 2 | | |
| Surveyors: | GF | Date Surveyed: | 5/11/14 |

| Criteria Group | | | Criteria | Importance | A | B | C | D | E | Total |
|---|--|----------------|----------|------------|---|---|---|---|---|-------|
| 1 Landscape Features | | | | | | | | | | |
| | Slope analysis | Primary (1.5x) | ✓ | | | | | | | 7.5 |
| | Vegetation enclosure | Primary (1.5x) | | | ✓ | | | | | 4.5 |
| | Complexity/ Scale | Secondary (1x) | | | ✓ | | | | | 3 |
| | Condition | Secondary (1x) | | | ✓ | | | | | 3 |
| Sub Total | | | 1 | 0 | 3 | 0 | 0 | 0 | | 18 |
| | | | | | | | | | | |
| | Openness to public view | Secondary (1x) | | | | ✓ | | | | 2 |
| | Openness to private view | Secondary (1x) | | | | ✓ | | | | 2 |
| | Relationship with existing urban conurbation | Primary (1.5x) | | ✓ | | | | | | 6 |
| | Prevention of coalescence | Primary (1.5x) | | ✓ | | | | | | 6 |
| | Scope to mitigate the development | Primary (1.5x) | | ✓ | | | | | | 6 |
| Sub Total | | | 0 | 3 | 0 | 2 | 0 | 0 | | 22 |
| | | | | | | | | | | |
| | LCA strength of character and condition | Secondary (1x) | | | ✓ | | | | | 3 |
| Sub Total | | | 0 | 0 | 1 | 0 | 0 | 0 | | 3 |
| Overall Capacity Profile (1 + 2 + 3) | | | 1 | 3 | 4 | 2 | 0 | | | 43 |

Overall Capacity = Medium

Description of Parcel No. 2

General Commentary

Located within the River Welland Valley floor, the Parcel is composed of arable farmland, that is contained by the treed scarp slope to the south. The settlements of Middleton and Cottingham define the southern edge of the Parcel creating a strong visual influence, which together with the scarp, form a backdrop and distinctive feature on the fringe of the Parcel.

Larger arable fields characterise the valley floor towards the River Welland, with a small group of pasture fields in the south-western corner of the Parcel. Tall hedges with mature ash trees enclose the fields.

The northern edge of Middleton is largely open, formed by a poor quality built form. Houses are mainly two storey terraces, constructed of brick, and lack fenestration of local distinctiveness. This creates a poor urban edge that extends the visual urban influence over much of the Parcel. Consequently, there is a close visual and physical association with the urban fabric, with scope to mitigate and enhance the urban / rural boundary.

The 20th century extension of Cottingham onto the plateau above the scarp also has a dominant influence on the Welland Valley and the Parcel. Prominent two storey houses are located on the skyline of the scarp forming an intrusive feature. The church spire of St Mary Magdalene in the lower historic core of Cottingham forms a notable landmark feature.

The sewage works forms a detractive, but well enclosed, feature to the west of the Parcel.

The Parcel is fairly open to private and public view, mainly from residential properties overlooking the Parcel and from the Jurassic Way that passes through the Parcel. The landscape has a moderate strength of character and is in a moderate condition.



Guidelines for Development and Mitigation Measures

(Where development is assessed as potentially being suitable i.e. Medium to High Overall Capacity)

The Parcel has a Medium capacity for accommodating residential development. The flood zone for the River Welland lies immediately to the north of the Parcel, but does not affect the Parcel itself. Whilst a less prominent location, in comparison the scarp and the plateau edge, extensive residential development would be harmful to the character of the River Welland, due to the openness of the landscape and relative proximity to the River Welland. There is however the opportunity to enhance the existing poor urban edge, through the creation of a more sympathetic urban fringe and the establishment of a well defined rural edge.

1 ***Retention of existing landscape features and vegetation***

Hedgerows and hedgerow trees form the most distinctive landscape feature and enclosure in the Parcel, and should be retained.

2 ***Important views to be retained***

Views towards the scarp and church spire.

3 ***Retention of existing routes through the Parcel***

The Jurassic Way provides an important route through the Parcel, due to the lack of other public footpaths that cross the valley bottom. Jurassic Way should be retained and enhanced with further publically accessible connections and preferably with association with new green infrastructure and open space provision.

4 ***Ground modelling***

The largely level nature of the landform, would mean that no ground modelling should be required.

5 *Additional planting*

New tree and shrub planting would form an important element in integrating and merging existing and future development, and defining a new urban edge. Native planting would also contribute to additional green infrastructure provision.

6 *Maximum building heights*

Building height should be similar to existing neighbouring buildings and should be mainly no greater than 2.5 storey height, with possible allowance for limited 3 storey provision.

7 *Development layout*

Development should follow the historic settlement pattern and layout and avoid the design and layout applied along Berry Field Road, whilst still ensuring good access and connectivity. The most suitable locations would be to the west of Berry Field Road, where the urban fringe is poorest, with some limited development and open space provision within the small narrow fields to the south-west of the Parcel. Vehicular access could be provided off Ashley Road or Mill Road.

8 *Building materials*

The predominant objective should be to create a visual cohesiveness, whilst still providing visual diversity and local distinctiveness that is currently lacking in this locality, but is very strongly present within the historic cores of Middleton and Cottingham, and exhibited in some of the higher quality recent build. Materials should include limestone, ironstone, slate and clay pantiles.

9 *Open space provision and green infrastructure*

The smaller linear fields to the south-west are more suited for open space provision or associated with the Jurassic Way. The lack of landscape and ecological features within the Parcel, creates the opportunity to enhance provision through new green infrastructure, together with SuDS features. Green infrastructure should also be designed to enhance accessible green routes and connectivity between the settlements and the countryside.

| Landscape Sensitivity Appraisal – Survey Form | | | |
|---|--|----------------|---------|
| Landscape Character | LCA 18j Broad River Valley Floodplain: | Size: | ha |
| Area: | The Welland – Cottingham to Wakerley | | |
| Parcel No: | 3 | | |
| Surveyors: | GF | Date Surveyed: | 5/11/14 |

| Criteria Group Criteria Importance | | | A | B | C | D | E | Total |
|--|--|----------------|---|---|---|---|---|-------|
| 1 Landscape Features | | | | | | | | |
| | Slope analysis | Primary (1.5x) | ✓ | | | | | 7.5 |
| | Vegetation enclosure | Primary (1.5x) | | ✓ | | | | 6 |
| | Complexity/ Scale | Secondary (1x) | | ✓ | | | | 4 |
| | Condition | Secondary (1x) | | ✓ | | | | 4 |
| Sub Total | | | 1 | 3 | 0 | 0 | 0 | 21.5 |
| 2 Visual Factors | | | | | | | | |
| | Openness to public view | Secondary (1x) | | ✓ | | | | 4 |
| | Openness to private view | Secondary (1x) | | ✓ | | | | 4 |
| | Relationship with existing urban conurbation | Primary (1.5x) | | | | ✓ | | 3 |
| | Prevention of coalescence | Primary (1.5x) | | ✓ | | | | 6 |
| | Scope to mitigate the development | Primary (1.5x) | | ✓ | | | | 6 |
| Sub Total | | | 0 | 4 | 0 | 1 | 0 | 23 |
| 3 Landscape Value | | | | | | | | |
| | LCA strength of character and condition | Secondary (1x) | | | | ✓ | | 2 |
| Sub Total | | | 0 | 0 | 0 | 1 | 0 | 2 |
| Overall Capacity Profile(1 + 2 + 3) | | | 1 | 7 | 0 | 2 | 0 | 46.5 |

Overall Capacity = Medium

Description of Parcel No. 3

General Commentary

Set in the bottom of the Welland Valley, the Parcel is characterised by its land use of pasture and former Mill Road Nursery. The latter is now closed, but its visual influence remains, extending to cover large parts of the Parcel. Whilst the land use reflects an urban fringe context, its size and relative separation from the settlements of Cottingham and Middleton, creates an uncharacteristic feature within the valley bottom. The presence of polytunnels, sheds, containers, palisade fencing all create intrusive features that do not visually relate to the rural valley bottom location. Nursery stock is also still present within Parcel.

Much of the field pattern remains, defined by tall continuous hedges that provide enclosure, and vary in scale from small to large fields. The latter is particularly apparent to the north-east of the Parcel, where hedgerow removal and fragmentation has occurred, leaving a large field of pasture, which extends into Parcel 4 and up the valley slope.

Mill Road forms the main publically accessible route on the western boundary of the Parcel, which is largely contained by tall hedges. Other than sections of lower hedge and gaps in the hedge along Mill Road, public views into the Parcel are contained, and private views are limited to residential properties along the top of the scarp, which overlook the Parcel and the Welland Valley.

The relative isolation from the two settlements, provides limited association with the urban fabric, although there is good scope for mitigation and enhancements.



Guidelines for Development and Mitigation Measures

(Where development is assessed as potentially being suitable i.e. Medium to High Overall Capacity)

The Parcel has a Medium capacity for accommodating residential development. Whilst the Parcel is relatively isolated from the two settlements, with limited association with the existing settlement pattern and built fabric, the landscape has been partially degraded by the nursery. There are number of intrusive features that are currently present as part of the nursery, and generally is an uncharacteristic feature of the valley bottom. The opportunity exists to restore the landscape following the closure of the nursery, subject to the landowner's intentions for the land. However, the relative isolation from the two settlements and partially falling within Flood Zone 2 of the River Welland, makes this Parcel less suitable for residential development. A limited amount of development could occur to the south-west of the Parcel in association with the existing settlement edge. Careful consideration should be given together with the relevant landowner(s) as to how development could take place whilst still providing the opportunity for the restoration of the land of the former nursery. This could be done through the land being provided for public open space, ecological enhancements and/or green infrastructure provision.

1 ***Retention of existing landscape features and vegetation***

Hedgerows and hedgerow trees form well defined landscape and ecological feature and should be retained where possible.

2 ***Important views to be retained***

Views towards the scarp.

3 ***Retention of existing routes through the Parcel***

There are no public routes through the Parcel.

4 ***Ground modelling***

The largely level nature of the landform, would mean that no ground modelling should be required.

5 *Additional planting*

New tree and shrub planting would form an important element in defining a new urban edge. Native planting and habitat creation would also contribute to additional green infrastructure provision.

6 *Maximum building heights*

Building height should be no greater than 2 storey.

7 *Development layout*

Development should follow the historic settlement pattern and layout and avoid building in or close to the flood zone. Development should be limited to the south-western part of the Parcel to minimise extending the urban influence towards the River Welland and further eroding views over the Welland Valley.

8 *Building materials*

The predominant objective should be to create a visual cohesiveness, whilst still providing visual diversity and local distinctiveness reflecting the built form and materials present within the historic cores of Middleton and Cottingham, and exhibited in some of the higher quality recent build. Materials should include limestone, ironstone, slate and clay pantiles.

9 *Open space provision and green infrastructure*

The redevelopment of the nursery, provides the opportunity in conjunction with residential development, to provide an increased provision of habitat creation, ecological enhancements, and increased public access and open space provision.

| Landscape Sensitivity Appraisal – Survey Form | | | |
|---|------------------------------|----------------|---------|
| Landscape Character Area: | LCA 15b Farmed Scarp Slopes: | Size: | ha |
| | Cottingham to Harringworth | | |
| Parcel No: | 4 | | |
| Surveyors: | GF | Date Surveyed: | 5/11/14 |

| Criteria GroupCriteriaImportance | | | A | B | C | D | E | Total |
|---|--|----------------|---|---|---|---|---|-------|
| 1Landscape Features | | | | | | | | |
| | Slope analysis | Primary (1.5x) | | | | | ✓ | 1.5 |
| | Vegetation enclosure | Primary (1.5x) | | | | ✓ | | 3 |
| | Complexity/ Scale | Secondary (1x) | | | | ✓ | | 2 |
| | Condition | Secondary (1x) | | | | ✓ | | 2 |
| Sub Total | | | 0 | 0 | 0 | 3 | 1 | 8.5 |
| 2Visual Factors | | | | | | | | |
| | Openness to public view | Secondary (1x) | | | | | ✓ | 1 |
| | Openness to private view | Secondary (1x) | | | | | ✓ | 1 |
| | Relationship with existing urban conurbation | Primary (1.5x) | | | ✓ | | | 4.5 |
| | Prevention of coalescence | Primary (1.5x) | | ✓ | | | | 6 |
| | Scope to mitigate the development | Primary (1.5x) | | | | | ✓ | 1.5 |
| Sub Total | | | 0 | 1 | 1 | 0 | 3 | 14 |
| 3Landscape Value | | | | | | | | |
| | LCA strength of character and condition | Secondary (1x) | | | | ✓ | | 2 |
| Sub Total | | | 0 | 0 | 0 | 1 | 0 | 2 |
| Overall Capacity Profile (1 + 2 + 3) | | | 0 | 1 | 1 | 4 | 4 | 24.5 |

Overall Capacity = Low

Description of Parcel No. 4

General Commentary

The Parcel lies on the very distinctive scarp slopes of the Welland Valley. The poor fertility of the soils, has led to use of the slopes for pasture and sheep grazing. Some tall hedges represent the presence of the historic field pattern. A number of hedges have been removed or have become degraded, creating relatively open aspect, with wide panoramic views from the upper slopes over the Welland Valley.

Residential development has encroached onto the upper scarp slopes or has a strong visual influence, due to the presence of the 20th century extension of Cottingham along the plateau edge. Development has occurred along Rockingham Road, which defines the boundary between the scarp and plateau and allows public and private views over the Parcel.

Part of the Mill Road Nursery extends up the lower slopes of the scarp, creating an uncharacteristic feature on the pasture slopes. However, there are no evident detractive built features.

The Parcel has a strong character, but has a moderate condition due to the influence of the adjacent housing and degradation of hedge and field pattern.

Due to the presence of the existing residential properties along the top of the scarp, there is a moderate association with the urban fabric. However, most of the scarp slope is largely devoid of development, which forms an important characteristic of the scarp slope.

Further development within the Parcel would have a prominent and intrusive impact on this sensitive part of the landscape, which would be difficult to mitigate.



Guidelines for Development and Mitigation Measures

(Where development is assessed as potentially being suitable i.e. Medium to High Overall Capacity)

The Parcel has a Low capacity for accommodating residential development. No further residential development should be allowed on the scarp slope and unless replacing existing buildings with more sympathetic buildings.

| Landscape Sensitivity Appraisal – Survey Form | | | |
|---|--|----------------|---------|
| Landscape Character Area: | LCA 7a: Wooded Clay Plateau: Geddington Chase | Size: | ha |
| Parcel No: | 5 | | |
| Surveyors: | GF | Date Surveyed: | 5/11/14 |

| Criteria GroupCriteriaImportance | | | A | B | C | D | E | Total |
|---|--|----------------|---|---|---|---|---|-------|
| 1Landscape Features | | | | | | | | |
| | Slope analysis | Primary (1.5x) | | | | ✓ | | 3 |
| | Vegetation enclosure | Primary (1.5x) | | | ✓ | | | 4.5 |
| | Complexity/ Scale | Secondary (1x) | | | ✓ | | | 3 |
| | Condition | Secondary (1x) | | | ✓ | | | 3 |
| Sub Total | | | 0 | 0 | 3 | 1 | 0 | 13.5 |
| 2Visual Factors | | | | | | | | |
| | Openness to public view | Secondary (1x) | | | | ✓ | | 2 |
| | Openness to private view | Secondary (1x) | | | | ✓ | | 2 |
| | Relationship with existing urban conurbation | Primary (1.5x) | | | ✓ | | | 4.5 |
| | Prevention of coalescence | Primary (1.5x) | | ✓ | | | | 6 |
| | Scope to mitigate the development | Primary (1.5x) | | | | ✓ | | 3 |
| Sub Total | | | 0 | 1 | 1 | 3 | 0 | 17.5 |
| 3Landscape Value | | | | | | | | |
| | LCA strength of character and condition | Secondary (1x) | | | | ✓ | | 2 |
| Sub Total | | | 0 | 0 | 0 | 1 | 0 | 2 |
| Overall Capacity Profile (1 + 2 + 3) | | | 0 | 1 | 4 | 5 | 0 | 33 |

Overall Capacity = Low

Description of Parcel No. 5

General Commentary

The Parcel is located on the plateau above the Welland Valley and adjacent to the scarp. Characterised by large to moderate sized arable fields and partially contained by medium height hedges. The Parcel is enclosed to the north-east by a belt of mature trees. The condition of the landscape has deteriorated due to the loss of hedges and from the presence of the Ripley Road housing development and development along Rockingham Road. Other urban fringe influences, such as containers and outbuildings, and an area of rough grazing and scrub, further detract from the broader rural arable character of the Parcel. The urban edge is currently poorly defined, although the presence of other hedges limits the awareness of the relatively harsh urban boundary.

There is no public access across the Parcel, but is prominent from public and private views across the Welland Valley, particularly from the upper northern valley slopes.

Due to the presence of the existing 20th century extension of Cottingham there is a moderate association with the existing urban fabric. However, development along the plateau edge has had a harmful effect on the Welland Valley and should not be further extended. Due to the prominent and elevated location of the Parcel and the openness of landscape, there is limited scope to mitigate any development. Any further development would have a prominent impact on the locally valued landscape of the Welland Valley.



Guidelines for Development and Mitigation Measures

(Where development is assessed as potentially being suitable i.e. Medium to High Overall Capacity)

The Parcel has a Low capacity for accommodating residential development, and no further development should occur within the Parcel.

| Landscape Sensitivity Appraisal – Survey Form | | | |
|---|--|----------------|---------|
| Landscape Character Area: | LCA 7a: Wooded Clay Plateau: Geddington Chase | Size: | ha |
| Parcel No: | 6 | | |
| Surveyors: | GF | Date Surveyed: | 5/11/14 |

| Criteria GroupCriteriaImportance | | | A | B | C | D | E | Total |
|---|--|----------------|---|---|---|---|---|-------|
| 1Landscape Features | | | | | | | | |
| | Slope analysis | Primary (1.5x) | ✓ | | | | | 7.5 |
| | Vegetation enclosure | Primary (1.5x) | | | ✓ | | | 4.5 |
| | Complexity/ Scale | Secondary (1x) | | | ✓ | | | 3 |
| | Condition | Secondary (1x) | | | ✓ | | | 3 |
| Sub Total | | | 1 | 0 | 3 | 0 | 0 | 18 |
| 2Visual Factors | | | | | | | | |
| | Openness to public view | Secondary (1x) | | | | ✓ | | 2 |
| | Openness to private view | Secondary (1x) | | | ✓ | | | 3 |
| | Relationship with existing urban conurbation | Primary (1.5x) | | | ✓ | | | 4.5 |
| | Prevention of coalescence | Primary (1.5x) | | | ✓ | | | 4.5 |
| | Scope to mitigate the development | Primary (1.5x) | | ✓ | | | | 6 |
| Sub Total | | | 0 | 1 | 3 | 1 | 0 | 20 |
| 3Landscape Value | | | | | | | | |
| | LCA strength of character and condition | Secondary (1x) | | ✓ | | | | 4 |
| Sub Total | | | 0 | 1 | 0 | 0 | 0 | 4 |
| Overall Capacity Profile (1 + 2 + 3) | | | 1 | 2 | 6 | 1 | 0 | 42 |

Overall Capacity = Medium

Description of Parcel No. 6

General Commentary

The Parcel is located on the plateau and similar in character to Parcel 5, but set back from the edge of the scarp. Consequently, the Parcel has much less visual influence on the Welland Valley. Similarly the Parcel has been effected by the loss hedges, the visual intrusion of the built form arising from the 20th century extension of Cottingham and other urban fringe influences, such as allotments, sheds and conifer hedges. The land is enclosed to the north and east by mature belt of trees and copses, forming a backdrop to the Parcel.

Large arable fields are evident, demarcated by tall hedges and several scattered mature trees. The mixture of influences and features creates a landscape of moderate character and condition.

The presence of the existing built form and residential properties to the west of the Parcel and relatively open boundary treatments creates a moderate association with the existing settlement fabric. Due to the less prominent location of the Parcel in comparison to Parcel 5, provides the opportunity for the potential further extension of Cottingham to the east, with the potential to enhance the existing urban fringe treatment. This would have limited influence on the locally valued landscape of the Welland Valley. The limited prominence, relative enclosure and the presence of tall hedges and neighbouring copses, creates a good scope for mitigation.

Development would create a notable loss in physical separation and coalescence with Corby, but there would be no effect on the visual separation.



Guidelines for Development and Mitigation Measures

(Where development is assessed as potentially being suitable i.e. Medium to High Overall Capacity)

The Parcel has a Medium capacity for accommodating residential development.

1 ***Retention of existing landscape features and vegetation***

Hedgerows and hedgerow trees should be retained, where possible.

2 ***Important views to be retained***

There are no important views.

3 ***Retention of existing routes through the Parcel***

There is no public access through the Parcel.

4 ***Ground modelling***

The largely level nature of the landform, should mean that no ground modelling is required.

5 ***Additional planting***

New tree and shrub planting would form an important element in integrating and merging existing and future development, and defining a new urban edge. Native planting would also contribute to additional green infrastructure provision.

6 ***Maximum building heights***

Building height should be similar to existing neighbouring buildings and should be mainly no greater than 2 storey height.

7 *Development layout*

The most suitable location for development would be within the small field within the west of the Parcel, and to the east of Windmill Rise and Bancroft Road. This could be extended further east into the adjacent field. Development further east should be restricted to limit coalescence with Corby. Good vehicular access is available off Windmill Close and Corby Road

8 *Building materials*

The predominant objective should be to create a visual cohesiveness, whilst still providing visual diversity and local distinctiveness that is currently lacking in this locality, but is very evident within the historic cores of Middleton and Cottingham, and exhibited in some of the higher quality recent build. Materials should include limestone, ironstone, slate and clay pantiles.

9 *Open space provision and green infrastructure*

Open space provision should be included as integral part of the development or potentially located within the field to the north of Ripley Road within Parcel 5, which would provide further provision for the existing housing. Native woodland and hedgerow planting should be used to define the new urban edge, and to provide connective green and wildlife corridors with the adjacent copses, tree belts and hedgerows.

| Landscape Sensitivity Appraisal – Survey Form | | | |
|---|------------------------------|----------------|---------|
| Landscape Character Area: | LCA 7a: Wooded Clay Plateau: | Size: | ha |
| | Geddington Chase | | |
| Parcel No: | 7 | | |
| Surveyors: | GF | Date Surveyed: | 5/11/14 |

| Criteria Group | Criteria | Importance | A | B | C | D | E | Total |
|---|--|----------------|---|---|---|---|---|-------|
| 1 Landscape Features | | | | | | | | |
| | Slope analysis | Primary (1.5x) | | | ✓ | | | 4.5 |
| | Vegetation enclosure | Primary (1.5x) | | | ✓ | | | 4.5 |
| | Complexity/ Scale | Secondary (1x) | | | ✓ | | | 3 |
| | Condition | Secondary (1x) | | | | ✓ | | 2 |
| Sub Total | | | 0 | 0 | 3 | 1 | 0 | 14 |
| 2 Visual Factors | | | | | | | | |
| | Openness to public view | Secondary (1x) | | | | ✓ | | 2 |
| | Openness to private view | Secondary (1x) | | | | ✓ | | 2 |
| | Relationship with existing urban conurbation | Primary (1.5x) | | | ✓ | | | 4.5 |
| | Prevention of coalescence | Primary (1.5x) | | | ✓ | | | 4.5 |
| | Scope to mitigate the development | Primary (1.5x) | | | | ✓ | | 2 |
| Sub Total | | | 0 | 0 | 2 | 3 | 0 | 15 |
| 3 Landscape Value | | | | | | | | |
| | LCA strength of character and condition | Secondary (1x) | | | | ✓ | | 2 |
| Sub Total | | | 0 | 0 | 0 | 1 | 0 | 2 |
| Overall Capacity Profile (1 + 2 + 3) | | | 0 | 0 | 5 | 5 | 0 | 31 |

Overall Capacity = Low

Description of Parcel No. 7

General Commentary

The Parcel has a very distinctive landform. Partly set on the plateau, but also including a local dry valley that falls towards the Welland Valley. The landform has an undulating character.

There is a well defined historic landscape character, formed of ridge and furrow, retained tall mature hedgerows and mature hedgerow trees. The land is farmed as pasture, which helps to emphasise the undulations and ridge and furrow, and establish a strong rural pastoral landscape. Notable views are possible from elevated parts of the Parcel along the local valley and across the Welland Valley, as illustrated in the photograph. The north-western fringe of the Parcel lies on the edge of the Conservation Area and in close proximity to the Grade I listed building of the Church of St Mary Magdalene, in which the church spire provides a prominent landmark feature in some views.

The landscape has become partially degraded due the presence of the neighbouring residential properties along Corby Road, which create a prominent feature that detract from rural character. Other features such as parked vehicles, caravans, and timber fencing intrude into the Parcel.

The Parcel is composed of a mixture of large and small fields and variable texture. The landscape exhibits a strong character, which is largely in good condition, but eroded by urban influences within and neighbouring the Parcel.

Much of the Parcel is open to both public and private views, being overlooked from Corby Road and the public footpath that traverses the Parcel.

Whilst there is a moderate association with the urban fabric due to the residential development off Corby Road, built development within the Parcel would have a prominent impact on a locally valued landscape, and with a limited scope to mitigate the effects.



Guidelines for Development and Mitigation Measures

(Where development is assessed as potentially being suitable i.e. Medium to High Overall Capacity)

The Parcel has a Low capacity for accommodating residential development. No development should be allowed within the Parcel.

| Landscape Sensitivity Appraisal – Survey Form | | | |
|---|------------------------------|----------------|---------|
| Landscape Character Area: | LCA 7a: Wooded Clay Plateau: | Size: | ha |
| | Geddington Chase | | |
| Parcel No: | 8 | | |
| Surveyors: | GF | Date Surveyed: | 5/11/14 |

| Criteria Group | Criteria | Importance | A | B | C | D | E | Total |
|---------------------------------|--|----------------|---|---|---|---|---|-------|
| 1 Landscape Features | | | | | | | | |
| | Slope analysis | Primary (1.5x) | | | ✓ | | | 4.5 |
| | Vegetation enclosure | Primary (1.5x) | | | ✓ | | | 4.5 |
| | Complexity/ Scale | Secondary (1x) | | | | | ✓ | 1 |
| | Condition | Secondary (1x) | | | | | ✓ | 1 |
| Sub Total | | | 0 | 0 | 2 | 0 | 2 | 11 |
| 2 Visual Factors | | | | | | | | |
| | Openness to public view | Secondary (1x) | | | | | ✓ | 1 |
| | Openness to private view | Secondary (1x) | | ✓ | | | | 4 |
| | Relationship with existing urban conurbation | Primary (1.5x) | | | | ✓ | | 3 |
| | Prevention of coalescence | Primary (1.5x) | | ✓ | | | | 6 |
| | Scope to mitigate the development | Primary (1.5x) | | | | ✓ | | 3 |
| Sub Total | | | 0 | 2 | 0 | 2 | 1 | 17 |
| 3 Landscape Value | | | | | | | | |
| | LCA strength of character and condition | Secondary (1x) | | | | ✓ | | 2 |
| Sub Total | | | 0 | 0 | 0 | 1 | 0 | 2 |
| Overall Capacity Profile | | | 0 | 2 | 2 | 3 | 3 | 30 |
| (1 + 2 + 3) | | | | | | | | |

Overall Capacity = Low

Description of Parcel No. 8

General Commentary

The dry narrow landform provides a very distinct character of the landscape, further emphasised by the enclosure formed by the hedges, scrub and trees on the upper slopes. Undulations and subtle variations in the landform indicate an historic landscape and previous geological changes. The Parcel is designated as an area of natural open space and provides an area of local value. Footpath connections provide important local links from the road between the B670 and Corby Road, to the Church of St Mary Magdalene. These footpaths provide open public views within the Parcel, but due to the enclosure of the landform and vegetation, there are few views into the Parcel. There are very limited private views either into or within the Parcel.

The landscape has an attractive intimate character, lightly grazed by sheep, with the varied landform and vegetation giving a rich texture and scale. The Parcel exhibits a landscape of strong character and good condition.

There is a strong visual perception of enclosure and separation from the villages and the wider landscape, creating a sense of isolation. Consequently, there is almost no visual relationship with the urban fabric and limited physical association with Middleton or Cottingham.

Development within the Parcel would create a slight impact on coalescence with Corby, but would have a prominent impact on an area of landscape of important local value, with limited scope to adequately mitigate the effects.



Guidelines for Development and Mitigation Measures

(Where development is assessed as potentially being suitable i.e. Medium to High Overall Capacity)

The Parcel has a Low capacity for accommodating residential development and would not be appropriate for development.

| Landscape Sensitivity Appraisal – Survey Form | | | |
|---|------------------------------|----------------|---------|
| Landscape Character Area: | LCA 15b Farmed Scarp Slopes: | Size: | Ha |
| | Cottingham to Harringworth | | |
| Parcel No: | 9 | | |
| Surveyors: | GF | Date Surveyed: | 5/11/14 |

| | | | A | B | C | D | E | Total |
|---|--|----------------|---|---|---|---|---|-------|
| Criteria Group | Criteria | Importance | | | | | | |
| 1 Landscape Features | | | | | | | | |
| | Slope analysis | Primary (1.5x) | | | | | ✓ | 1.5 |
| | Vegetation enclosure | Primary (1.5x) | | | ✓ | | | 4.5 |
| | Complexity/ Scale | Secondary (1x) | | | | ✓ | | 2 |
| | Condition | Secondary (1x) | | | | ✓ | | 2 |
| Sub Total | | | 0 | 0 | 1 | 2 | 1 | 10 |
| 2 Visual Factors | | | | | | | | |
| | Openness to public view | Secondary (1x) | | | | ✓ | | 2 |
| | Openness to private view | Secondary (1x) | | | | ✓ | | 2 |
| | Relationship with existing urban conurbation | Primary (1.5x) | | | ✓ | | | 4.5 |
| | Prevention of coalescence | Primary (1.5x) | ✓ | | | | | 7.5 |
| | Scope to mitigate the development | Primary (1.5x) | | | | ✓ | | 3 |
| Sub Total | | | 1 | 0 | 1 | 3 | 0 | 19 |
| 3 Landscape Value | | | | | | | | |
| | LCA strength of character and condition | Secondary (1x) | | | | ✓ | | 2 |
| Sub Total | | | 0 | 0 | 0 | 1 | 0 | 2 |
| Overall Capacity Profile (1 + 2 + 3) | | | 1 | 0 | 2 | 6 | 1 | 31 |

Overall Capacity = Low

Description of Parcel No. 9

General Commentary

Located on the steep middle and upper scarp slopes of the Welland Valley, the Parcel covers a prominent location with an important landscape and visual association within the Welland Valley. Composed of pastoral farmland, grazed by sheep, and scattered mature trees, replanted tree avenue, and localised group of scrub. The land has a predominantly open aspect, particularly to the south where vegetation is thinner or not present, and more enclosed to the west and north, due to the presence of some mature trees within the adjoining garden of the Grade II* Cottingham Hall. However these trees form localised clumps, with the main aspect of the Hall being open with a strong visual relationship with the Parcel. Private views into the Parcel are also possible from adjoining residential properties and from more distant views from houses on more elevated land within Cottingham. Public views into the Parcel occur the Jurassic Way immediately to the south of the Parcel, from the top of the scarp, looking over the Parcel and across the Welland Valley.

This is a medium scale landscape with varied pattern and texture, exhibiting a strong character in a moderate condition. There is limited influence from detractive features and strong historic association with the former grounds of Cottingham Hall. The proximity of the Hall and other residential properties of Middleton and Cottingham provide a moderate association with the urban fabric, but visually connected with the lower scarp slope and valley bottom.

Development would create a prominent impact both within the Parcel and within the wider landscape of the Welland Valley, with limited scope for providing adequate mitigation.



Guidelines for Development and Mitigation Measures

(Where development is assessed as potentially being suitable i.e. Medium to High Overall Capacity)

The Parcel has a Low capacity for accommodating residential development, and is not suitable for development.

| Landscape Sensitivity Appraisal – Survey Form | | | |
|---|------------------------------|----------------|---------|
| Landscape Character Area: | LCA 15b Farmed Scarp Slopes: | Size: | ha |
| | Cottingham to Harringworth | | |
| Parcel No: | 10 | | |
| Surveyors: | GF | Date Surveyed: | 5/11/14 |

| Criteria Group | Criteria | Importance | A | B | C | D | E | Total |
|--|--|----------------|---|---|---|---|---|-------|
| 1 Landscape Features | | | | | | | | |
| | Slope analysis | Primary (1.5x) | | | | | ✓ | 1.5 |
| | Vegetation enclosure | Primary (1.5x) | | ✓ | | | | 6 |
| | Complexity/ Scale | Secondary (1x) | | | | ✓ | | 2 |
| | Condition | Secondary (1x) | | | | ✓ | | 2 |
| Sub Total | | | 0 | 1 | 0 | 2 | 1 | 11.5 |
| 2 Visual Factors | | | | | | | | |
| | Openness to public view | Secondary (1x) | | ✓ | | | | 4 |
| | Openness to private view | Secondary (1x) | | ✓ | | | | 4 |
| | Relationship with existing urban conurbation | Primary (1.5x) | | | | ✓ | | 3 |
| | Prevention of coalescence | Primary (1.5x) | ✓ | | | | | 7.5 |
| | Scope to mitigate the development | Primary (1.5x) | | | | ✓ | | 3 |
| Sub Total | | | 1 | 2 | 0 | 2 | 0 | 21.5 |
| 3 Landscape Value | | | | | | | | |
| | LCA strength of character and condition | Secondary (1x) | | | | ✓ | | 2 |
| Sub Total | | | 0 | 0 | 0 | 1 | 0 | 2 |
| Overall Capacity Profile (1 + 2 + 3) | | | 1 | 3 | 0 | 5 | 1 | 35 |

Overall Capacity = Medium-Low

Description of Parcel No. 10

General Commentary

The Parcel is located on the middle and upper scarp slopes and similar to Parcel 9. The main differences relate to land use and enclosure. The landscape is formed by narrow linear spaces enclosed by tall hedgerows including a number of mature hedgerow trees. Linear plots extend north to south up the scarp slope, creating contained and focused views across the Welland Valley from the upper valley slopes. These are typically areas of grassland forming linear fields or extended gardens.

The extent of enclosure provided by the mature vegetation, limits the extent of public and private views into the Parcel, restricting to glimpsed local views or long distance view from the Welland Valley. The landscape has a strong character that is in a moderate to good condition.

Despite the relative proximity to the settlement of Middleton there is limited visual association with little degradation from built development and urban fringe uses. Consequently changes would have a prominent but localised impact on an area of important local landscape character. The effect is limited by the containment provided by the mature vegetation, which also provides some scope for mitigation.



Guidelines for Development and Mitigation Measures

(Where development is assessed as potentially being suitable i.e. Medium to High Overall Capacity)

The Parcel has a Medium-Low capacity for accommodating residential development. Due to the steep scarp location and narrow linear pattern of the fields and gardens, the Parcel is essentially inappropriate for development. Some very limited residential development may be appropriate, if restricted in number, of very low density and located on the lowest part of the scarp within the Parcel.

| Landscape Sensitivity Appraisal – Survey Form | | | |
|---|-----------------------------|----------------|---------|
| Landscape Character Area: | LCA 7a Wooded Clay Plateau: | Size: | ha |
| | Geddington Chase | | |
| Parcel No: | 11 | | |
| Surveyors: | GF | Date Surveyed: | 5/11/14 |

| Criteria GroupCriteriaImportance | | | A | B | C | D | E | Total |
|---|--|----------------|---|---|---|---|---|-------|
| 1Landscape Features | | | | | | | | |
| | Slope analysis | Primary (1.5x) | | | | ✓ | | 3 |
| | Vegetation enclosure | Primary (1.5x) | | | ✓ | | | 4.5 |
| | Complexity/ Scale | Secondary (1x) | | | | ✓ | | 2 |
| | Condition | Secondary (1x) | | | ✓ | | | 3 |
| Sub Total | | | 0 | 0 | 2 | 2 | 0 | 12.5 |
| 2Visual Factors | | | | | | | | |
| | Openness to public view | Secondary (1x) | | | ✓ | | | 3 |
| | Openness to private view | Secondary (1x) | | ✓ | | | | 4 |
| | Relationship with existing urban conurbation | Primary (1.5x) | | | | ✓ | | 3 |
| | Prevention of coalescence | Primary (1.5x) | | ✓ | | | | 6 |
| | Scope to mitigate the development | Primary (1.5x) | | | ✓ | | | 4.5 |
| Sub Total | | | 0 | 2 | 2 | 1 | 0 | 20.5 |
| 3Landscape Value | | | | | | | | |
| | LCA strength of character and condition | Secondary (1x) | | | | ✓ | | 2 |
| Sub Total | | | 0 | 0 | 0 | 1 | 0 | 2 |
| Overall Capacity Profile (1 + 2 + 3) | | | 0 | 2 | 4 | 4 | 0 | 34.5 |

Overall Capacity = Medium-Low

Description of Parcel No. 11

General Commentary

The Parcel is situated on the edge of the plateau above the scarp and Welland Valley. The landform gently undulates, most notably to the west of the Parcel, where there is a localised dry valley. A pastoral landscape grazed mainly by sheep, has small to medium sized fields bound by post and wire fences, post and rail fences and tall hedgerows, with a number of scattered mature trees, predominantly ash. There is a moderate to good level of enclosure provided by the tall hedgerows and trees, which partially contains public views and largely contains private views. The former occur from several public footpaths that cross the Parcel, most notably the Jurassic Way that follows the northern edge of the plateau and southern edge of the scarp. The Jurassic Way is enclosed for much of its length by tall hedgerows containing views, except adjacent to Parcel 9 where there are open panoramic views over the Welland Valley.

Despite the relatively close proximity to the settlements of Middleton and Cottingham, the effect of the variation in landform and vegetation, segregates the Parcel from the areas of built development, creating very little visual association. Consequently, the Parcel retains a strong level of rural character, with a moderate strength of character and condition.

The Parcel's location on the edge of the scarp would potentially result in it being particularly sensitive to change, particularly to the east of the Parcel where it is more open, with any change being very evident on the skyline in views from the Welland Valley. Development would have a slight influence on coalescence with Corby with a moderate scope for mitigation.



Guidelines for Development and Mitigation Measures

(Where development is assessed as potentially being suitable i.e. Medium to High Overall Capacity)

The Parcel has a Medium-Low capacity for accommodating residential development. Development is generally unsuitable within the Parcel. No development should occur within the east of the Parcel where changes would be particularly evident within valley views. There is the possibility for some limited small scale development with the localised dry valley to the west of the Parcel.

| Landscape Sensitivity Appraisal – Survey Form | | | |
|---|--|----------------|-----------|
| Landscape Character Area: | LCA 13e Undulating Hills and Valleys: Stoke Albany and Ashley | Size: | ha |
| Parcel No: | 12 | | |
| Surveyors: | GF | Date Surveyed: | 5/11/2014 |

| | | | A | B | C | D | E | Total |
|---|--|----------------|---|---|---|---|---|-------|
| Criteria Group | Criteria | Importance | | | | | | |
| 1 Landscape Features | | | | | | | | |
| | Slope analysis | Primary (1.5x) | | | | | ✓ | 1.5 |
| | Vegetation enclosure | Primary (1.5x) | ✓ | | | | | 7.5 |
| | Complexity/ Scale | Secondary (1x) | | | | | ✓ | 1 |
| | Condition | Secondary (1x) | | | | | ✓ | 1 |
| Sub Total | | | 1 | 0 | 0 | 0 | 3 | 11 |
| 2 Visual Factors | | | | | | | | |
| | Openness to public view | Secondary (1x) | | | | | ✓ | 1 |
| | Openness to private view | Secondary (1x) | | | ✓ | | | 3 |
| | Relationship with existing urban conurbation | Primary (1.5x) | | | ✓ | | | 4.5 |
| | Prevention of coalescence | Primary (1.5x) | | | | | ✓ | 1.5 |
| | Scope to mitigate the development | Primary (1.5x) | | | | ✓ | | 3 |
| Sub Total | | | 0 | 0 | 2 | 1 | 2 | 13 |
| 3 Landscape Value | | | | | | | | |
| | LCA strength of character and condition | Secondary (1x) | | | | | ✓ | 1 |
| Sub Total | | | 0 | 0 | 0 | 0 | 1 | 1 |
| Overall Capacity Profile (1 + 2 + 3) | | | 1 | 0 | 2 | 1 | 6 | 25 |

Overall Capacity = Low

Description of Parcel No. 12

General Commentary

The Parcel is defined by its land use, incorporating East Carlton Hall and grounds, currently providing public recreation facilities as part of the East Carlton Countryside Park. The landscape not only has an historic value, but also forms an area of distinct and important landscape value. It lies on the scarp slope of the Welland Valley and additionally extends to cover part of the plateau. A significant number of mature and veteran trees are present within the parkland, including individual trees of large spreading form and areas of woodland. Most trees are native and generally of good condition that lie within an area of active management. This provides a landscape of strong character and condition, with an intimate well textured landscape and high level of enclosure.

This is a well used local and regional recreational facility with wide public access and views. A group of residential properties form part of the estate village, lie to the south and west and form part of the hamlet of East Carlton. They have typically been located to benefit from views across the parkland. There is consequently some physical and visual association with the existing built development and settlement pattern.

Development within the Parcel is very likely to have a significant and potentially extensive impact on the parkland landscape, effecting its historic, visual and landscape character. The large spread of individual trees and woodland, and the presence of the scarp slope would make it difficult to develop without the loss or damage of any these features, and with limited scope for mitigating the effects.

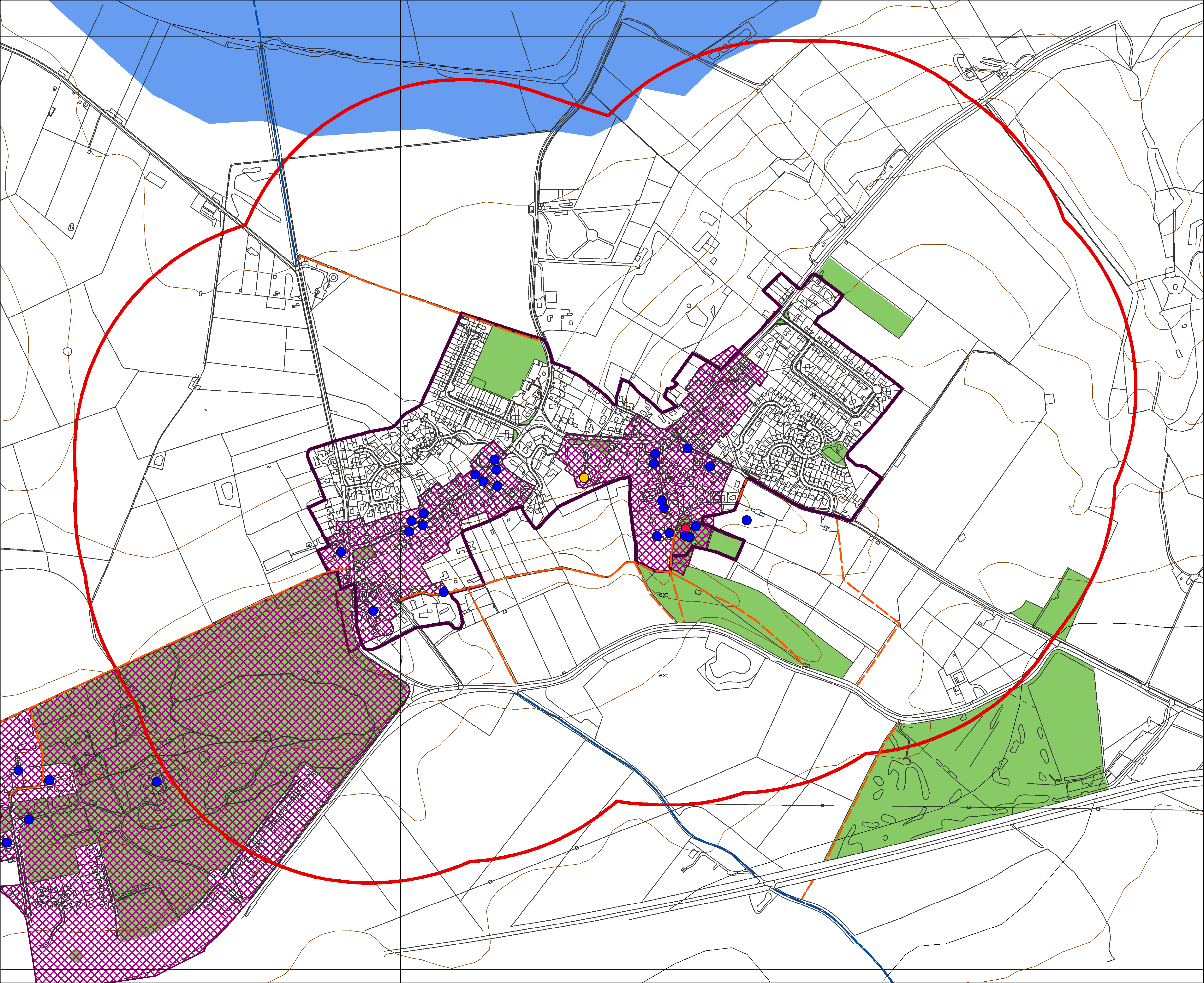


Guidelines for Development and Mitigation Measures

(Where development is assessed as potentially being suitable i.e. Medium to High Overall Capacity)

The Parcel has a Low capacity for accommodating residential development. The Parcel is inappropriate for development.

Appendix 3: Figures



Key

- Village Confines
- Study Area
- Flood Alert Area
- Conservation Area

Listed Building: Grade

- I
- II*
- II

Open Space Sites

- Open Space Sites

Public Rights of Way

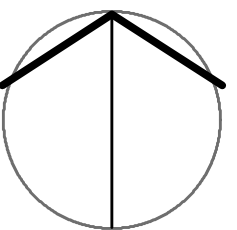
- Bridleway
- Footpath

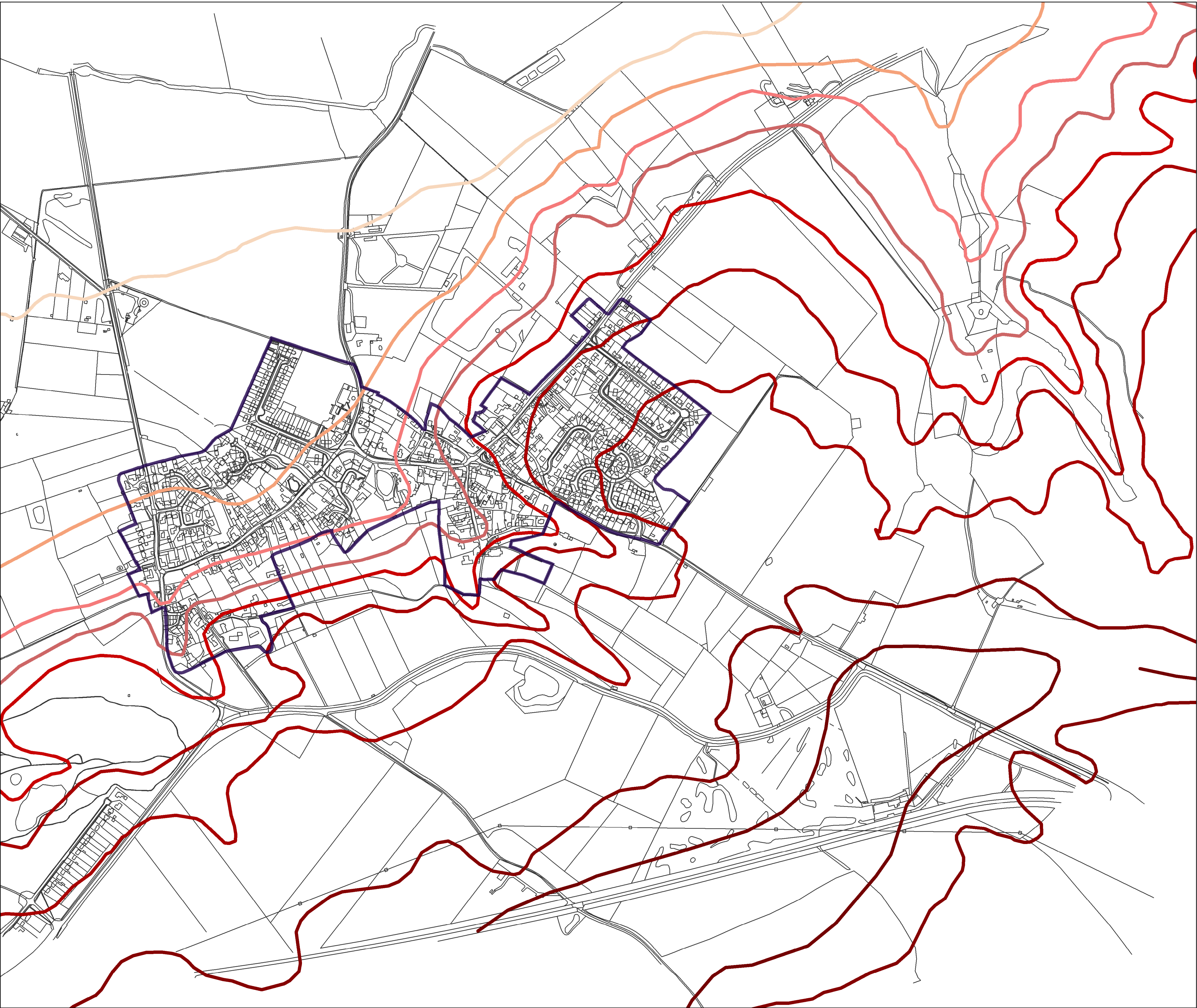
Cottingham and Middleton Landscape Sensitivity & Capacity Study

Study Area and Constraints

Figure 01

Scale 1:4,000 @ A1
December 2014





Key

Village Confines

Elevation

54

60

70

80

90

100

110

120

130

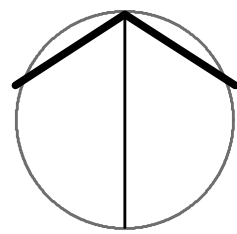
132

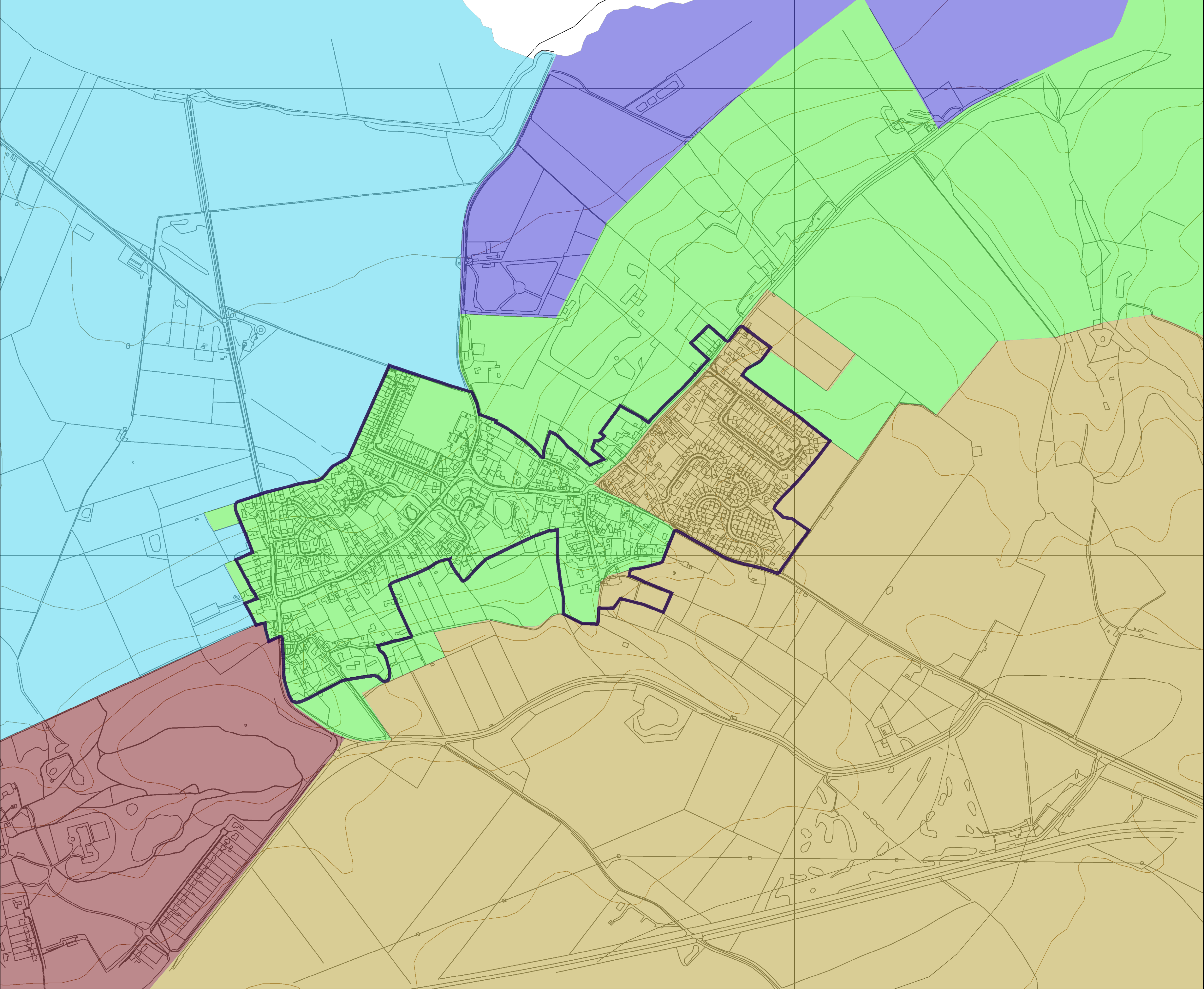
**Cottingham and Middleton
Landscape Sensitivity & Capacity Study**

Topography

Figure 02

Scale 1:4,000 @ A1
December 2014





Key

 Village Confines

Landscape Character Areas

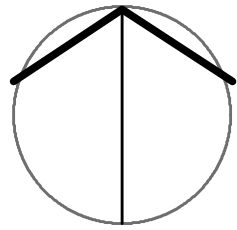
-  13e Undulating Hills and Valleys:
Stoke Albany & Ashley
-  15b Farmed Scarp Slopes:
Cottingham to Harringworth
-  18i Broad River Valley Floodplain:
The Welland - Market
Harborough to Cottingham
-  18j Broad River Valley Floodplain:
The Welland - Cottingham to
Wakerley
-  7a Wooded Clay Plateau:
Rockingham Plateau

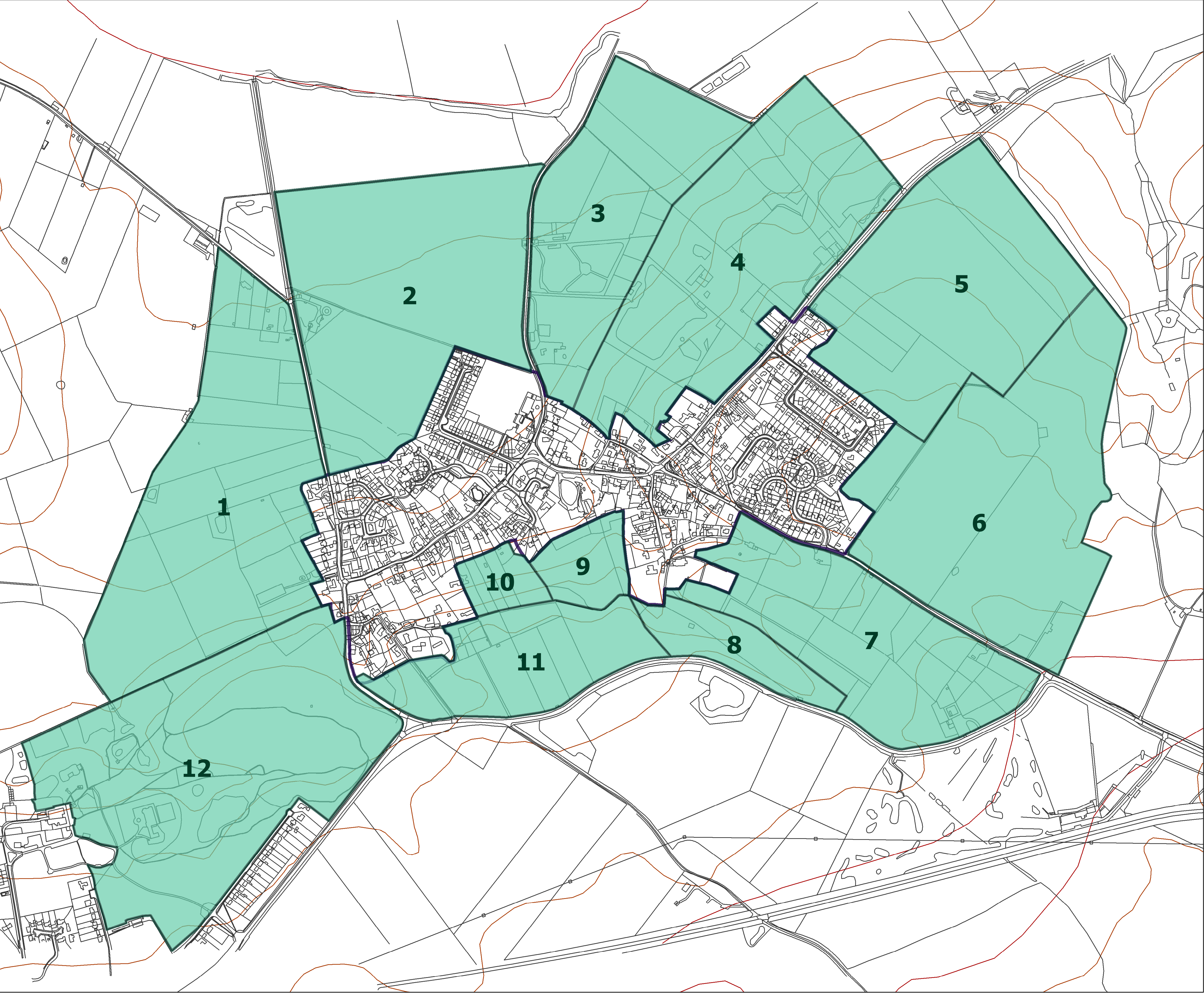
**Cottingham and Middleton
Landscape Sensitivity & Capacity Study**

County Landscape Character

Figure 03

Scale 1:4,000 @ A1
December 2014





Key

Village Confines

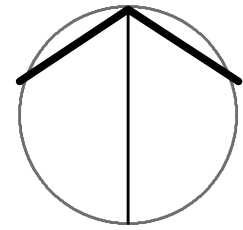
Parcels

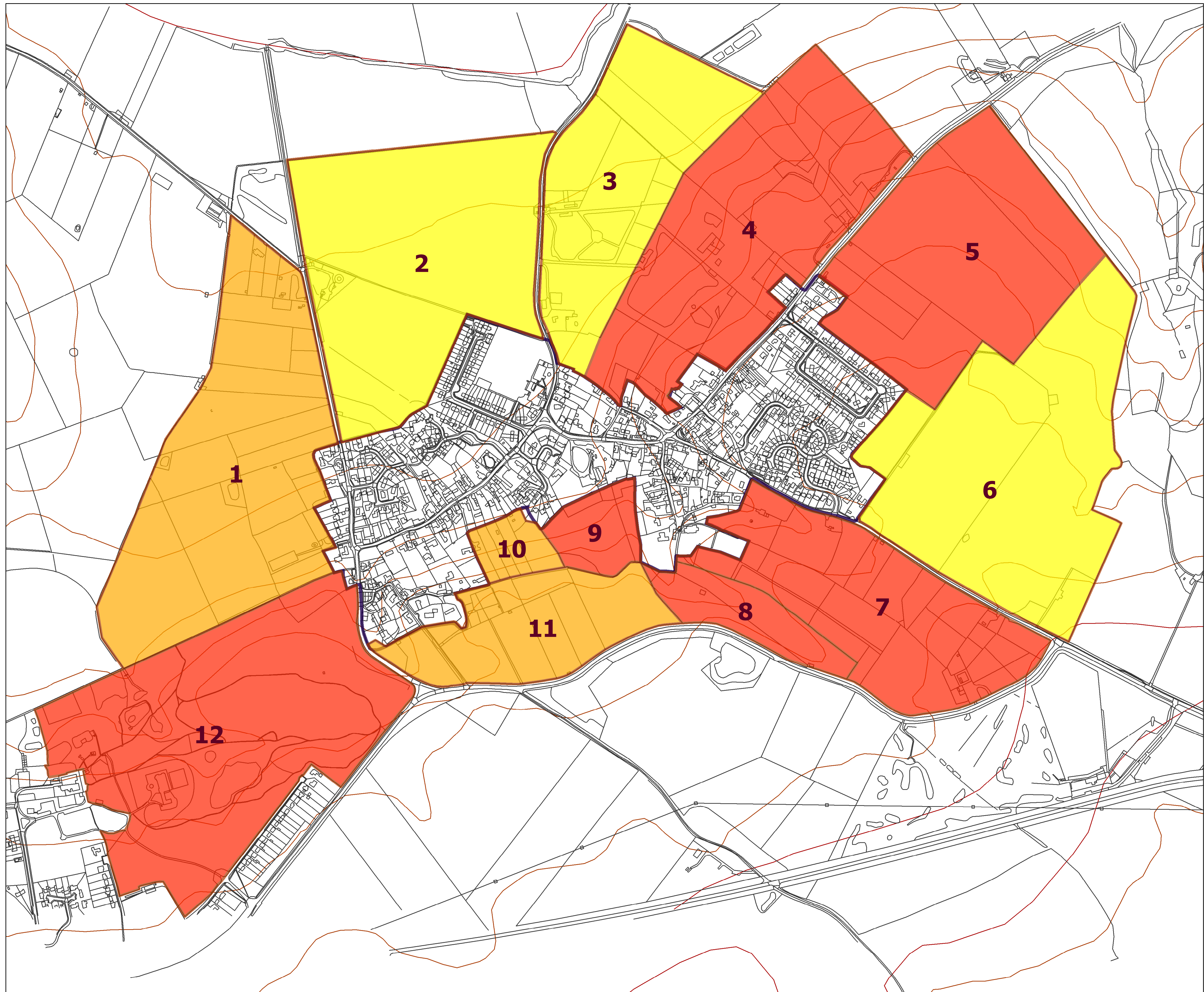
**Cottingham and Middleton
Landscape Sensitivity & Capacity Study**

Parcels

Figure 04

Scale 1:4,000 @ A1
December 2014





Key



Village Confines

Capacity



Low



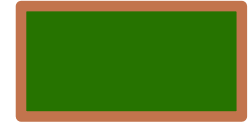
Medium-Low



Medium



Medium-High



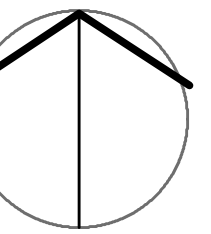
High

Cottingham and Middleton Landscape Sensitivity & Capacity Study

Parcel Capacity

Figure 05

Scale 1:4,000 @ A1
December 2014



14/00094/OUT

Land to the rear of Cottingham Hall

